

Sharon Standing Building Committee  
Meeting Minutes  
DATE: 6-22-21

**SSBC Members**

✓ Gordon Gladstone, Chair	✓ Marty Richards	✓ Colleen Tuck
✓ Deb Benjamin, Vice Chair	✓ Richard Slater	✓ Sara Winthrop
✓ Matt Grosshandler -	✓ Steve Smith	
✓ Rick Rice -	✓ Roger Thibault	Maureen Doherty – MCPPO

**SBC Attendees and Others**

Julie Rowe – SBC – HS	Kevin Nigro – PMA – HS present
Judy Crosby – SBC – HS	Matt Gulino – PMA – HS - present
Meg Dussault - SBC	Chris Blessen – Tappe – HS - present
Joseph Scozzaro – HS Principal	Chris Sharkey – Tappe – HS - present
Tony Kopacz – SPS – HS - present	Ryan O’Neill – Consigli – HS Present
Matt Baldassari – Town - present	Kristy Lyons – Consigli – HS -
LeeAnn Amend – Library - present	Tim Ericson – Consigli – HS
Cheryl Weinstein-LBC - present	Kyle Raposo – Consigli – HS
Carolyn Weeks –LBC – present	Chandler Rudert – Consigli –HS -
Emily Burke – SC	Drayton Fair – LLB – Library
Chris Jankun – PMA - present	Jeff Porter – LLB – Library present
Michael Stickney LLB	John Sayre Scibona – Design Technique – Library – present
Chris Carroll – PMA – HS -	Kevin Monkiewitz – Design Technique – Library

**1. ADMINISTRATION: The Chair read script from Town Administrators Office regarding the remote meeting**

The meeting opened at 6:30pm with a roll call acknowledgement of all members in attendance.

**Meeting Minutes:** The following SSBC minutes of June 8, 2021 were presented for approval.

**MOTION:** To approve the SSBC minutes of June 8, 2021 as submitted. (Smith/Winthrop 8-0-1 Thibault abstains )

**Invoices**

**Library: \$3,988.75**

Design Technique, Inc. Invoice # 21902.24	\$2,293.75
Design Technique, Inc. Invoice # 21902.25	\$1,695.00

**MOTION:** To approve the invoices as presented for the Library Project in the amount of \$3,988.75. (Rice/Tuck )

**High School: \$2,532,971.70**

**Consigli Construction Co., Inc. Requisition No. 016 totaling \$2,218,692.70 dated 6.16.2021 for the period of May 2021:**

This requisition has been reviewed by both Tappe and PMA. **Both Tappe and PMA are recommending payment of this requisition by the Town of Sharon.**

**Tappe Architects, Inc. 210503 totaling \$209,058.25 dated 5.31.2021 for May 2021.** This invoice includes the following:

- \$167,708.33 for the period of May 2021: Construction Administration Fee billed in compliance with Tappe's 12.02.2019 DD through Close Out Fee Draw Down Schedule and covered by Tappe's Contract Amendment No. 002 dated 11.19.2019.
- \$ 2,904.00 for Geotech/Geoenvironmental Engineering Fee for as reflected in Tappe's executed contract Amendment No. 003 dated 2.14.2020 for Geotech/Geoenvironmental Engineering DD Phase through Project Close Out.
- \$ 38,445.92 for the following add'tl services included in Tappe contract Amendment No. 004 (this document has yet to be executed, however all of the scope and fee amounts for all scopes included in this amendment have been approved by the SSBC during previous SSBC meetings):
  - \$17,950.00 for Civil Engineering and Landscape Architecture for Re-design of the athletic field to natural grass (Part 1 of Field Redesign approved at 11.08.2020 SSBC Mtg)
  - \$ 4,495.92 for Landscape Architecture soil analysis related to re-design of the athletic field to natural grass (Part 2 of Field Redesign approved at 4.13.2021 SSBC Mtg)
  - \$16,000.00 for HVAC COVID-19 Related Redesign (Approved at 11.08.2020 SSBC Mtg)

**PMA has reviewed this invoice and we are recommending payment by the Town of Sharon.**

- **PMA invoice 04200.00-37 totaling \$105,220.75 dated 6.09.2021 for the period of May 2021.** This invoice includes the following:
  - LS fee of \$94,603.00 for Construction Administration Phase reflected in PMA Contract Amendment No. 002 dated 12.02.2019. This LS billing includes the following backup:
    - PMA actual hours Billing Backup.
    - Lump Sum v. Actuals Matrix.
  - Reimbursables:
    - UTS of Massachusetts Inv. 93818 dated 4.30.2021: \$10,617.75 : Required 3<sup>rd</sup> party construction testing services for April 2021. We are submitting for payment the invoice as reviewed & approved by PMA. PMA has communicated these revisions with UTS.

**MOTION:** To approve the invoices as presented for the High School Project in the amount of \$2,532,971.70. (Rice/Winthrop – unanimous)

## **2. High School Project Update:**

### **➤ Bipolar Ionization**

- a. Project team to revisit the bipolar ionization discussion: Mr. Caddle from BALA Engineering answered Chairman Gladstone's questions regarding the safety and effectiveness on the Bipolar Ionization. The School Committee recently voted to ask the SSBC to remove the Bipolar Ionization System from the High School Project. The members of the committee discussed the recent negative reports and mentioned the concern that several of the science teachers with this system.

**MOTION:** To eliminate Bipolar ionization as voted by the school committee. (Smith/Tuck – unanimous)

*Note: Consigli will be asked to provide a deduct change order for this work.*

### **Procurement/ OAL Update**

- a. Provided update on latest OAL's that have been executed and issued for final review and signature.
- b. CCC to review updated CM Report.

➤ **Solar Panel**

- a. Project team to discuss development in the solar panel design for the project. The Chair has been working with the energy committee. The infrastructure and blocking will be placed during construction. Installation of the PV panels will not be take place until after the project is completed.

➤ **Change Order Subcommittee**

- a. The change order subcommittee to meet following the SSBC meeting to review the latest round of potential changes and transfers.

- **Tappe Contract Amendment** The Committee reviewed Contact Amendment #4. Each of the items included in the amendment were reviewed and previously approved. This is a formality for approval of Form F which is required by the MSBA.

**MOTION:** To approve Tappe Amendment #4 in the amount of \$74,446,00 (Gladstone/Tuck – unanimous)

➤ **Consigli Project Report**

✓ **GMP Summary**

- a) Preconstruction Amount \$431,885
- b) GMP Amendment #1 Amount \$5,759,799
- c) GMP Amendment #2 Amount \$16,835,409
- d) GMP Amendment #3 Amount (Pending)\$98,517,546
- e) Total GMP Amount \$121,544,639
- f) Approved Change Orders \$207,298 (CO 1-6) (0.15%)
- g) Current GMP Amount \$121,714,123

✓ **Change Orders Not Approved**

- a) Tentatively Approved \$0 (Recommended by SSBC Change Com.)
- b) Submitted Changes \$162,223 (Under review by the Team)
- c) Potential Changes \$215,279 (Not yet submitted)
- d) Total Not Approved \$377,502 (sum of b & c)
- e) Total Potential Changes (incl. tent. approved)\$377,502 (sum of a, b & c; <0.17% of GMP)

✓ **CM Contingency**

- a) Beginning Amount \$2,099,210
- b) Amount from Savings from Buyout \$1,998,646 (+/-) (Through OAL #29, inc site)
- c) Current Amount \$4,097,856
- d) Requests Against Contingency
  - i) Approved \$29,697

ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$157,264	(Potential & Submitted)
iv) Total Transfers	\$186,961	(8% of Starting Amount)
e) Current Anticipated Balance	\$3,910,895	(186% Remaining)

✓ **Requisitions (thru Requisition #16 thru May 2021)**

a) Total Completed to Date	\$15,473,946	(12.81%)
b) Retainage Withheld	\$750,399	(-)
c) Total Due to Date	\$14,723,547	
d) Total Paid to Date	\$12,504,855	
e) Total Current Payment Request	\$2,218,692	(Req #16 for April)

✓ **Schedule**

- i) Athletic Buildings: Foundations & backfill complete.
- ii) Building A: Underground Plumbing installation is underway, scheduled to wrap up this week.
  - (i) Roof Blocking Installation is underway
  - (ii) Collar boxes at columns being placed this week.
- iii) Building B: Deck & Detail of structural steel is ongoing.
- iv) Building C: Second floor slab on deck complete
  - (i) Roofing Complete (main field)
  - (ii) Fireproofing is ongoing +/- 50%
  - (iii) Slab on grade installed.
  - (iv) Exterior Framing coming next week, interior & exterior wall layout ongoing.
- v) Building D: Decking & Detail ongoing.
- vi) Building E: Plumber & Electrician working on underground installation.
  - (i) Century drywall shooting clips to steel to facilitate upcoming fireproofing.
  - (ii) Site prep for slab on grade is ongoing.
  - (iii) Roof installation at E to commence on Thursday
- vii) Building F: Gym truss installation is ongoing. Complete by end of week.
- viii) Building G: Steel is onsite and ready for erection pending completion of gym trusses.
  - (i) Mason Installing elevator shaft #2
- ix) Site/Misc: Ductbank installation is ongoing

✓ **Milestone Tracking**

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	CFB	CFP
Complete Foundations	4/20/2021	4/30/2021	-10	0
Structural Steel Complete	7/20/2021	7/20/2021	0	0
Building Weathertight	11/1/2021	11/1/2021	0	0
Substantial Completion	6/29/2022	6/29/2022	0	0

CFB – “Change from Baseline”

CFP – “Change from Previous”

Positive value indicates days behind, negative indicates days ahead.

✓ **Items to Review**

- a) Brick Selections: The various brick scenarios and materials were presented to the Committee. The Committee was encouraged to visit the site to look at the options for grout. The Committee is expected to vote at the July 6<sup>th</sup> meeting.

**MOTION:** To approve the architect's selection of brick (Gladstone/Tuck – unanimous)

- b) SSBC Change Subcommittee Meeting – due to the lateness of the evening the change order review was tabled for a future date.

**3. Library Project:** The Chair stated that there have been several meetings in regards to the library. The Chair gave an update of the meetings, which were coordinated through Town Council Gelerman. The persons in attendance at the library meeting were Cheryl Weinstein, Gordon Gladstone, Fred Turkington, John Sayre Scibona, Drayton Fair and Richard Gelerman. A tentative agreement by Attorney Gelerman was reached with the Freeman's to purchase their entire property, which is north of the current building lot. There are several unanswered questions that have to be addressed such as financing, zoning issues to be resolved, Town Meeting approval, additional project costs. Several factors affect the property topography of the Central School Site and the Freeman Property, redesign costs and program design. Atty. Gelerman has repeatedly asked if the building could be lowered on the site. Any changes to location may impact drainage, storm water and parking.

1. OPTION A – which would use a portion of the Freeman Property does meet the zoning requirements.
2. OPTION B Town Designed Option – The town would purchase the entire Freeman property. Parking lots and driveways surrounded the building. Atty. Gelerman was proposing that the location of the building would be more acceptable. The Trustees were opposed to this plan. LLB would not support this design.  
**Not supported by the SSBC.**
3. OPTION A – 1 – Showed the building with the entire Freeman lot. The building and parking lots were shifted. The building would meet all zoning. The parking area is just a sketch it was not requested.
4. OPTION A -2 Showed the building moved back – the North Main Street zoning was not met but the side met zoning. This kept the double-loaded parking at the entrance. According to LLB that this is the best compromise.
5. Option A -3 Showed the building moved back and to the side. Parking would be reduced to single loaded spots at the entrance. The exit and entrance to the site would be off North Main. This plan exceeds zoning requirements, and there was discussion as to why it benefited the project to exceed the dimensional requirements of the regulations. **Not supported by the SSBC**

What is the expected outcome for this meeting topic tonight? The hope is to come up with a concept that could be acceptable to the neighbors and to the ZBA so that the ZBA could approve the modifications. This could result in the dropping of any litigation and the project could go forward. The Committee felt that the option presented to the ZBA should meet all zoning requirements and that we do not develop any more of the enlarged site than is necessary to meet the library's needs as was originally designed.

**MOTION:** To approve the concept of A-2 as moving the building back subject to the resolution of all the items that were in Atty. Gelerman's memorandum. (Benjamin/Tuck) unanimous. The SSBC agreed in concept that Option A-1 would be the fallback plan if the A-2 zoning shortage off North Main Street is not approved.

**Discussion:** All the zoning and other items that Atty. Gelerman is negotiating are not resolved. The Library's OPM stated that there would be additional engineering costs. The OPM is to coordinate with the architect a scope of work in which estimate are to be provided in order to develop Option A-2 and A-1. These estimates are a "magnitude of costs" not actual estimates based upon detailed drawings. A time line would also be provided in order for the Town to be able to know if this can be achieved before Town Meeting.

**ADJOURNMENT:** Through unanimous consent the meeting ended at 9:37pm

Submitted:  
Maureen R. Doherty – Project Manager  
Sharon Standing Building Committee

*Gordon Gladstone*

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(Gordon Gladstone) Signature of Chair

*July 6, 2021*

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Date of Acceptance