

**Sharon Standing Building Committee
Sharon Town Hall
90 South Main Street
Sharon, Massachusetts 02067**

**SSBC Meeting Minutes
5/15/18**

SSBC Members

Gordon Gladstone, Chair	Robert Atwood	Richard Slater absent
Colleen Tuck	open	Steve Smith
Deb Benjamin	Rick Rice absent	Roger Thibault absent
Sara Winthrop		

Special Members

Ken Wertz	Matthew Baldassari	Jim Wright, Fire Chief

Additional Attendees

Joe Sullivan	Paul Queeney PMA
Kevin Paton	Chris Powers Colantonio
Mary Bulso absent	Nick Bean Colantonio
George Willwerth Colantonio	Bob Zalatan Colantonio

Administration

- The meeting of the Sharon Standing Building Committee was called to order by Chair Gladstone at 6:40 PM at the Public Safety Building.
- Future scheduled meetings: 5/29, 6/12, 6/26, 7/10, 7/24, 8/7, 8/21
- The SSBC voted unanimously to authorize the Chair to sign the contract for project management services with PMA for the High School not to exceed \$410,000.
- The SSBC voted unanimously to authorize the Chair to sign the contract for Vinagro for demolition services of the old fire station.
- The SSBC voted unanimously to award the Commissioning proposal for hazardous materials abatement monitoring and air sampling to Fitzmeyer and Tocci in an amount not to exceed \$44,200 as per the recommendation of Daedalus.

Public Safety Building

- With reference to the heating issue, recommendations were received from Garcia, Galuska and Desousa regarding the dormitory and apparatus bay heating issues. An extended warranty is needed from BKA, as architects for the project as the time is not adequate to evaluate the deficiencies of the dormitory heat given the warmer weather. Mr. Sullivan will get all parties to review the GGD report and get a solution in writing for a path to a clear solution. They suggested slight changes in the uses and recommend the

building envelope be inspected. If we wait for the next season, will we be covered under warranty? KBA and BER will request that they extend the warranty into the next season in writing.

- Apparatus Bay- GGD had a number of concerns- design docs vary from submittals, some components in radiant heating and pumps need to be changed, pumps are a low expense to be increased, manifold to monitor heat coming and going, piping size differs from submittal and pump size may need to be increased to accommodate the difference, retest and balance again. Need to define if we will still need the supplemental heat. Added costs- bigger pumps, mixing valves.

Sharon High School

- Paul Queeney stated that PMA was approved by MSBA as the OPM for the High School.
- Mr. Queeney stated that he received comments back from MSBA for the solicitation of the architect. Revisions have to be accepted by 5/23 and the RFS will be advertised in the Central Register by 5/23/18.
- Mr. Queeney stated that a briefing session will be scheduled at the High School to allow interested design firms to visit the school. 6/13/18 is the deadline for submission of proposals.
- Chair Gladstone moved that the Committee authorize him to approve the changes that the MSBA wants to be made to the RFS. Ms. Benjamin seconded the motion and the Committee voted unanimously in favor of approval.
- Chair Gladstone commented that we are on track to get this done as quickly as possible.
- The ad will be placed in the Sharon Advocate and Patriot Ledger.

Town Hall

- Mr. Paton provided a thorough review of the plans for Town Hall.
- Some of the interiors and exterior finishes were reviewed as well.
- There is a granite surface selected for the porch walk surface and it will also go wherever there is an exposed foundation. Need to determine what is the cost of this, broken down foundation and walk surface. There are only 3 materials on the exterior of the building, not including the roof and cupola. We talked about the cost for the various materials as well.
- One of the windows near the porch top will be operable. There is an option for the roof surface to hide the white surface from those that look out from the meeting room. Should the windows in the meeting room be that tall? Can the sill come up a bit... 8"? Mr. Paton will take review.
- There is a snow melt system on the roof deck to allow critical areas to drain to the roof drain.
- Dumpster- we do not need removable ballards. They can be permanent between the dumpster and the generator.
- Need to determine Town Medallion locations.
- As we reviewed the interior finishes generically a question arose regarding the cost of glass doors vs wood doors with glass inserts. Mr. Paton will review for costs.
- Need to determine if we need a display area for certificates and awards.
- Reviewed budget management log from Colantonio. They provided a schedule for potential changes to reduce the estimated 10million dollar cost.

Some items can be made as add alternates but, we would have to prioritize them and accept them in order. If we choose to accept #3 then we would have to accept #1 and #2. They stated the estimate is 10 million to build the building.

- Granite pavers vs concrete and how does that work for DPW and disabilities dept. Kevin Paton would like to see continuation of granite until project pricing is tighter. In the meantime, will check for alternates. Granite cladding to cover foundation. Reduce quantity or eliminate= reduce.
- Discussed how to handle what we value out of the budget. Can we break out some of the costs that were recently added (front porch, back roof overhang).
- Generator discussion regarding how to provide back up once the existing Town Hall generator is moved to the new Town Hall.
- The new budget number (without the add alternates) after value managing is within and acceptable range of the proposed budget and owner's contingency to continue to move forward and keep a close eye on the costs.
- Demolition vendor- Vinagro is the low bidder for the contract.
- Mr. Sullivan of DPI stated the HVAC design meets the previous discussions. DPI says that this system has worked well in the past. It is an efficient unit and the energy use is exceptional. Zoning is critical. It should work exceptionally well in this use for this building. Colantonio agrees that it should work well. Let's make sure that the correct office occupants have the control over their respective spaces.

Minutes

Ms. Winthrop moved to approve the minutes of 5/1/18. Ms. Tuck seconded the motion and the Committee voted unanimously in favor of approval.

Invoices

Mr. Smith moved to approve all invoices and Ms. Winthrop seconded the motion. The Committee voted unanimously in favor of approval.

Gordon Gladstone \$8.25

WB Mason \$131.99

Gelerman \$273.00

Adjournment

Through unanimous consent, the meeting adjourned at 9:45 PM.

Attachments

PMA Designer RFS Timeline for High School

PMA Contract for Project Management Services

Daedalus Report Town Hall Hazardous materials Abatement Monitoring and Air Sampling

Daedalus progress summary

Architectural Engineers Inc. review of heating, ventilation and air conditioning narrative

BKA Proposed interior finishes package

BKA Design development drawings

Colantonio Budget management log

Colantonio design development estimate

Garcia, Galuska and Desousa apparatus bay and dormitory heating system review summary

Submitted:
Rachelle Levitts
Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance

NOTE: Standing Building Committee minutes and attachments will be available for the public to read at the Standing Building Committee office located at the Community Center upon request.