

Sharon Standing Building Committee
Meeting Minutes July 21, 2020

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	

SBC Attendees and Others

Julie Rowe – SBC – HS	Kevin Nigro – PMA – HS
Judy Crosby – SBC - HS	Matt Gulino – PMA – HS
Joe Scozzaro – SBC – HS	Chris Blessen – Tappe - HS
Victoria Greer – SBC – HS	Chris Sharkey – Tappe – HS
Tony Kopacz – SPS – HS	Christian Riordan – Consigli – HS
Ken Wertz - SBC – HS	Kristy Lyons – Consigli – HS
LeeAnn Amend – Library	Tim Ericson – Consigli – HS
Cheryl Weinstein-LBC	Kyle Raposo – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS
Matt Baldassari - Town	Drayton Fair – LLB – Library
	Jeff Porter – LLB - Library
Michael Stickney LLB	John Sayre Scibona – Design Technique – Library
	Kevin Monkiewitz – Design Technique – Library

1. ADMINISTRATION: Gordon reads script from Town Administrators Office regarding the remote meeting

The meeting opened with a roll call acknowledgement of all members in attendance.

The Committee members welcomed Julie Rowe – School Committee SBC member, Judy Crosby School Committee – Alternate member SBC and Joe Scozzaro – Principal – Sharon High School.

Meeting Minutes: The following SSBC minutes of July 7, 2020 were presented for approval.

MOTION: To approve the SSBC minutes of July 7, 2020 as submitted. (Smith/Rice – unanimous)

Invoices

- **Consigli Construction Co., Inc. requisition No. 04 totaling \$44,800 dated 6.30.2020 for the period of June 2020:**
 - This is Consigli's Pre-Construction Services requisition with monthly-billed value as reflected in their executed contract with the Town of Sharon dated February 21, 2020.

Tappe has reviewed and certified this requisition. PMA has reviewed this requisition. Both Tappe and PMA are recommending payment by the Town of Sharon.
- **Tappe Architects, Inc.** invoices as follows:
 - Inv 200603 dated 6.30.2020: \$492,857.14 for the period of June 2020: Construction Documents Phase Fee billed in compliance with Tappe's 12.02.2020 DD through Close Out Fee Draw Down Schedule and covered by Tappe's Contract Amendment No. 002 dated 11.19.2019.

- Inv 200607 dated 7.03.2020: \$ 27,720.00 for additional turf field-testing and analysis as requested by the Town of Sharon via discussion and approval by the Sharon SSBC.

PMA has reviewed these invoices and we are recommending payment by the Town of Sharon.

- **PMA invoice 04200.00-25 totaling \$79,688 dated 6.08.2020 for the period of May 2020.** This invoice includes the following:
 - LS fee of \$79,688.00 for Construction Documents Phase as reflected in PMA Contract
 - Chair Gladstone held the invoice from PMA
 - Gatehouse Media (Patriot Ledger Advertisement- Soils Removal Hearing) \$308.74

MOTION: To approve the invoices for the High School Project with the exception of the PMA Invoice as presented. (Smith/Grosshandler – unanimous)

2. High School Project Update:

Discussion Topics

➤ Early Package #1 Bid Update/ GMP (Amendment #1)

- a. Review ER #1 trade and non-trade bids resulting in GMP Amendment #1. The value of the early site package is \$5,766,998, which would enable site work and ground improvements to commence.

MOTION: To approve bid package #1 for \$5,766,998.00 and authorize GMP Amendment #1. (Rice Winthrop – Unanimous)

- b. Owners Approval Letter (OAL) Process, the chair or vice chair will be authorized to execute the documents on behalf of the Committee. These documents will be included in PMA's monthly report.

MOTION: To authorize the chair or vice chair to execute OALs on behalf of the SSBC. (Rice/Winthrop – unanimous)

➤ 60% CD Update/ MSBA Submission

- a. Tappe to review 60% design updates. SSBC to confirm submission of the 60% documents to the MSBA.

MOTION: To approve the submission of the 60% Construction Documents to the MSBA. (Gladstone/Winthrop – unanimous)

➤ 60% CD Estimates

- a. Estimates received on 6/15/2020 and the estimate reconciliation took place on 7/17/2020. Review updated reconciled estimate and compare to previous estimates.
The estimates are within 1% of each other with PMC being \$125,726,264 and Consigli being \$126,953,007. No value-engineering will take place at this time although there will be a list started in the event that it is needed in the next round of estimates. The site numbers reflect the greatest discrepancy. The HVAC numbers were also higher; this was due to the increased detail in design.

There was discussion on the formatting of the estimate reports; a request was made to include additional footnotes and references in regards to the variances to include the calculation method.

Questions were raised regarding the alignment of the two estimates and asking about having them be more in line. PMA responded that they would continue to review the civil and site numbers with all the parties involved.

➤ Presentation of site and floor plans

Tappe showed the Committee the site and floor plans. The presentation was interactive with discussion and questions regarding the amount of wood products and their durability. The acoustics in the hallway,

ceilings, classrooms, ductwork including specialty rooms such as the band room and auditorium were discussed.

Tappe has been working with the various committees in Sharon and individuals involved with energy and solar. Members asked about vertical monitor lighting in the corridors and inquired about a sun study.

Members also talked about interactive technologies for the classrooms and throughout the building.

3. Town Hall Project Update: None

4. Public Safety Project Update:

- Quotes have been requested for the irrigation system.

5. Library Project Update:

The OPM, Design Techniques gave an update on the Sharon Public Library which included Financial, Design Fee Option, and Bidding status report as of July 21, 2020 which showed the financial impact of ZBA decision.

➤ Financials:

Project funds committed to date: **\$2,523,492**

Project funds spent to date: **\$1,293,194**

➤ Design Change Fees Estimate:

Option to comply with setbacks: *(These options include relocating building to the rear corner of the site.)*

- a. Spin building (entrance faces N. Main Street, historic design intent faces Pleasant Street), pergola elevation faces Freeman property, and utilitarian elevation (condenser location) faces School Street: **\$300K – \$350K**
- b. Mirror building in its orientation. Design changes include - entrance faces N. Main Street, historic design intent faces Pleasant Street, and elevation with pergola faces School Street. - Architectural/OPM combined fee: **\$450K - \$500K**

*Option to reduce library footprint by approx. 1,500sqft, **4 percentage points***

- c. Architectural/OPM combined: **\$750K - \$800K**

MBLC - Allowable building reduction: Reduce footprint and comply with zoning setbacks:

\$800K - \$850K

*Proposed study fees to miscellaneous options: **\$35K***

➤ Existing Library: 11 North Main Street – Building/Lot Coverage

Total: **13,132 sqft**

Footprint: **6,566 sqft**

Zoning Lot Coverage: **40%**

Building Lot Coverage: **47%**

➤ Proposed Library: 1 School Street – Building/Lot Coverage

Total: **29,538 sqft**

Footprint: **12,013 sqft**

Zoning Lot Coverage: **25%**

Lot coverage: **32%**

➤ **Allowable Building Reduction Estimate – Building/Lot Coverage**

Total: **±26,200 sqft**

Footprint: **±10,513sqft**

Zoning Lot Coverage: **25%**

Lot coverage: **28%**

➤ **Project Schedule:**

- a. Prequalification process for the General Contractor and Filed Sub Bid trades has been completed.
- b. Construction Document Phase is currently at 75% complete and is on hold.
- c. Peer reviews, commissioning reviews, and 75% estimate is on hold.
- d. Originally schedule to be completed June 22, 2020

Bidding Schedule: *Six weeks in duration*

- a. Filed Sub-Bid Trades bids start/due: July 23rd thru August 20th
- b. General Contractor: July 23rd thru September 3rd

Current status:

The project is approximately 7 weeks behind schedule

6. Executive Session:

REASON FOR EXECUTIVE SESSION:

1. To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares:
2. The Chair made the statement that the meeting will adjourn from Executive Session and will not return to the Open Meeting.
3. The Chair took a roll call vote to go into executive session.

SSBC Members

Gordon Gladstone, Chair Yes	Marty Richards Yes	Colleen Tuck Yes
Deb Benjamin, Vice Chair Yes	Richard Slater Yes	Sara Winthrop Yes
Matt Grosshandler Yes	Steve Smith Yes	Matthew Baldassari - Town Yes
Rick Rice Yes		

The following guests and members of the Library Board of Trustees were invited into the Executive Session

SBC Attendees and Others

LeeAnn Amend – LBC	Drayton Fair – LLB – Library
Cheryl Weinstein-LBC	
Carolyn Weeks –LBC	John Sayre Scibona – Design Technique – Library
Wendy MacArthur -Trustee	
Geoff Gerriets - Trustee	
Sara Windman - Trustee	

The public portion of the meeting closed and the Committee entered into executive session.