

Sharon Standing Building Committee
Meeting Minutes
DATE: April 13, 2021

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 - present	Kevin Nigro – PMA – HS - present
Judy Crosby – SBC – HS	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Blessen – Tappe – HS - present
Joseph Scozzaro – HS Principal	Chris Sharkey – Tappe – HS -
Tony Kopacz – SPS – HS - present	Christian Riordan – Consigli – HS
Matt Baldassari – Town -	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 - present
Emily Burke – SC - present	Drayton Fair – LLB – Library
Chris Jankun – PMA - present	Jeff Porter – LLB – Library
Michael Stickney LLB	John Sayre Scibona – Design Technique – Library - present
Chris Carroll – PMA – HS -	Kevin Monkiewicz – Design Technique – Library - present

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.

Future Meeting Dates: The schedule for the future meeting dates for the SSBC was distributed. Chair Gladstone noted that the first meeting of July is during a busy vacation week.

Meeting Minutes: The following SSBC minutes of March 30, 2021 were presented for approval.

MOTION: To approve the SSBC minutes of March 30, 2021 as submitted. (Smith/Rice 9-0-2 Tuck/Tibault Abstain)

Invoices Library Totalling \$19,429.36

Design Technique \$ 4,380.00
LLB Architects \$15,049.36

MOTION: To approve the invoices as presented for the library in the amount totaling \$19,429.38
(Winthrop/Benjamin)

2. High School Project Update:

The Committee asked the architect to provide information on I items for discussion at future meetings which included Ionization, and ZBA responses.

Project Procurement

➤ Procurement/ OAL Update

- a. Provide update on latest OAL's issued for final review and signature.
- b. CCC to review updated CM Report.
- c.

➤ Additional Services - Tappe :

1) Field Soil Analysis: **\$4,495.92**

- This change is the last piece to the football field re-design. The soil analysis was a time sensitive component of the field re-design so Tappe went ahead and procured the necessary tests for the soil analysis outside of the field re-design amendment previously approved by the SSBC. The previously approved field re-design amendment explicitly excluded the soil analysis since we knew it was being completed separately. PMA takes no exception to this and recommends it's approval pending final discussion with the SSBC.

2) Additional Geotech Site Visits: **\$29,700**

- Weston & Sampson has been providing site visits as needed for inspections of the RAPs and foundation work. Per their original contract they owned 25 full-time visits and 15 part-time visits, which they have surpassed. The additional Geo-tech proposal is for an additional 30 part-time visits which should be sufficient to cover the additional site visits they have already done and any other visits they may need to get us through the remaining foundation work. PMA has confirmed the number of site-visits Weston & Sampson has made to date. Full-time = 25. Part-time = 40. PMA finds these additional services to be acceptable and notes that Weston & Sampson has been proceeding with the necessary site visits even though they have exceeded their contractual agreement.

Please note that these additional services are not an increase to the total project cost of \$163,000,000. These types of added services are anticipated so budgets were setup to cover these costs. Both of these will be drawn from the Geotech & Geo Env (MSBA code 0204-0300) line item which will have a remaining budget of \$77,725 after these two changes are incorporated.

MOTION: To approve these two requests for additional services: Field Services Analysis: \$4,495.92, Geotech Site Visit: \$29,700.00 (Benjamin/Rice – unanimous)

➤ Consigli Update

1) GMP Summary

a) Preconstruction Amount	\$431,885
b) GMP Amendment #1 Amount	\$5,759,799
c) GMP Amendment #2 Amount	\$16,835,40
d) GMP Amendment #3 Amount (Pending)	\$98,517,54

e) Total GMP Amount	\$121,544,6	
f) Approved Change Orders	\$184,627	(CO 1-4) (0.15%)
g) Current GMP Amount	\$121,729,2	
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2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change
b) Submitted Changes	\$5,936	(Under review by the Team)
c) Potential Changes	\$57,607	(Not yet submitted)
d) Total Not Approved	\$63,543	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$63,543	(sum of a, b & c; <0.16% of GMP)

3) CM Contingency

a) Beginning Amount	\$2,099,210	
b) Amount from Savings from Buyout	\$1,703,334	(+/-) (Through OAL #15)
c) Current Amount	\$3,802,544	
d) Requests Against Contingency		
i) Approved	\$12,638	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$57,666	(Potential & Submitted)
iv) Total Transfers	\$70,304	(0.5% of Amt Available)
e) Current Anticipated Balance	\$3,732,240	(178% Remaining)

4) Requisitions (thru Requisition #14 thru March

a) Total Completed to Date	\$10,227,87	(8.4%)
b) Retainage Withheld	\$488,094	(-)
c) Total Due to Date	\$9,739,776	
d) Total Paid to Date	\$6,701,476	
e) Total Current Payment Request	\$3,038,300	(March Pencil #14)

5) Schedule

- i) Foundations complete in E, D, C, F & G
- ii) Foundations ongoing in Building A – scheduled to complete end of week
- iii) Foundation excavation ongoing in Building B, Foundations scheduled to completed end of month
- iv) Building C structural steel decking and detailing scheduled to complete beginning of next week
(1) Second floor level to be turned over next week
- v) Building E Steel erection is ongoing, scheduled to complete end of next week, deck & detail will start next week.
- vi) Once complete with Bldg E erection, crane to relocated to start building D
- vii) Underground MEP installation to commence pending steel turnover in Building C
- viii) Fencing to be set up at Sports Field starting May 3rd, field demolition to commence Mid-May.

6) Milestone Tracking

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	CFB	CF
Complete Foundations	4/20/2021	4/30/2021	-10	-10
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.

➤ **Structural Steel Topping Off Ceremony**

- a. The project team discussed holding a structural steel topping off ceremony as the structural steel installation nears completion during the summer of 2021. This is being discussed with the School Administration.

3. Library Project:

➤ **Project Schedule Tasks:**

- a. The Reconciliation meeting was held on 3/31 and the revised estimates have been provided.
 - i. A.M. Fogarty’s total construction cost is \$12,239,303.
 - ii. FC Services’s total construction cost is \$12,424,551.
- b. KBA has reviewed the 75% drawings and provided comments to LLB.
- c. C3 Commissioning is reviewing the MEP drawings.
- d. The MBLC has reviewed the drawings and provided comments to LLB.
 - i. Confirm desks are modular
 - ii. Review the lighting in the children’s area
 - iii. Children’s room electrical accessible
 - iv. Concerns about Lower level skylights leaking

➤ **Budget Update**

- e. The Design Contingency has been reduced from 6% to 3% for the 75% CD estimate. The Design Contingency has been reduced from \$584,339 to \$301,616 a reduction of \$282,723.
- f. With the CD’s currently projected to be completed on August 1st, the forecasted escalation decreased from \$752,972 (02/03/21 budget update) to a current escalation of \$207,109. Reflecting an overall reduction of \$545,863.
- g. The April 1, 2021 budget update reflects these projection adjustments and reflects a revised contingency of \$2,094,058. This is an increase of \$451,762 from the 2/3/2021 budget update.

➤ **Project Financials**

- h. Project funds committed to date: **\$2,523,492.**
- i. Project funds spent to date: **\$1,341,508.56.**
- j. Munis update included in the meeting package

I. PROJECT FUNDING

1	MPLCP Grant Funds Awarded (waiting)	a	\$7,485,943.00
2	Local/Other Funds Budgeted	b	<u>\$10,514,057.00</u>
3	Total Funds Available (a+b)	c	<u>\$18,000,000.00</u>

II. EXPENDITURES TO DATE

1	MPLCP Grant Funds Expended to date	d	\$928,198.56
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2	Local/Other Funds Expended to date	e	<u>\$400,000.00</u>
3	Total Funds Expended (d+e)	f	<u>\$1,341,508.56</u>
4	Balance remaining to expend (c-f)	g	<u>\$16,658,491.44</u>

III. MPLCP FUNDS SUMMARY

Total MPLCP Grant Funds received to date	h	<u>\$1,497,189.00</u>
Total MPLCP Grant Funds Remaining in Local Accounts	i	<u>\$573,686.60</u>
Interest accumulated on MPLCP funds (Thru 01/31/20)	j	\$4,696.16

Update on Library:

A peer review has been conducted. The final report hasn't been received but the OPM has stated the consultant confirmed that the size of the building is appropriate for the program. It was also noted that Sharon book collection is very large.

Project Budget was discussed. The chairman asked the opinion of the committee if they felt comfortable if the project contingency was reduced to \$1,200,000.00 . It was the consensus of the committee was uncomfortable with the reduction with the contingency.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:40pm

Submitted:

Maureen R. Doherty – Project Manager
Sharon Standing Building Committee

Gordon Gladstone

April 27, 2021

(Gordon Gladstone) Signature of Chair

Date of Acceptance