

Sharon Standing Building Committee
Meeting Minutes
July 6, 2021

SSBC Members

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

SBC Attendees and Others

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

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 22, 2021 were presented for approval.

MOTION: To approve the SSBC minutes of June 22, 2021 as submitted. (Slater/Tuck)

Invoices

Library: \$32,214.86

Design Technique, Inc. \$ 4,145.00

LLB Architects, Inc. \$25,339.86

Smith & Wessel Assoc. \$ 2,730.0

MOTION: To approve the invoices as presented for the Library in the total amount \$32,214.86. (Slater/Benjamin – unanimous)

High School: \$156.00

Gelerman & Cabral \$156.00 – The chair stated that this is not a project cost – it is an administrative cost.

MOTION: To approve the invoices as presented for the High School in the total amount \$156.00. rejected
Discussion: this is an administrative costs and should be forwarded to the Finance Director.

✓ **Procurement/ OAL Update**

- a. Provided update on latest OAL's that have been executed and issued for final review and signature.
- b. OAL for Building Envelope: The OPM is recommending that the Town uses Intertek for exterior building envelope testing.
- c. MOTION to approve a non to exceed amount of \$100,000 for Intertek for exterior envelope testing. (Gladstone-Smith – unanimous)
- d. CCC to review updated CM Report.

✓ **Schedule**

- CCC schedule update. Snapshot of 4WLA below and current 4WLA attached:
- Structural steel erection, decking, detailing & associated deliveries are ongoing.
- Placement of concrete slab on deck will continue through June and into July.
- Roofing in building C is ongoing and nearing completion
- Roof installation to begin in Building E next.
- Underground plumbing & electrical work is ongoing
- Fireproofing work in Building C is ongoing.

✓ **Solar Panel**

- a. Project team to review blocking required for solar/ snow rails.
Discussion – The chair feels that the blocking should be installed on building A & B during construction and the snow guards will be installed after construction is completed.

MOTION: To continue to install the blocking in buildings A & B. (Gladstone/Benjamin - unanimous)

- b. SSBC Change Subcommittee Meeting

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✓ **Mortar Color Selection**

- a. SSBC and project team to select mortar colors for brick/masonry finishes.
- b. Reminder that currently dark pigments used in darker mortar colors have an increased lead time.

MOTION: To recommend the architect and the contractor use N670 for the red brick, N300 – brown brick and N800 - Rough Brick. (Gladstone – Slater – unanimous)

✓ **Topping Off Ceremony**

- a. Project team to provide update regarding the topping off ceremony.

✓ **Change Order Subcommittee**

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

Project Updates:

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
	Approved Change Orders	\$	207,298 (CO 1-6) (0.15%)
f)	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.

2. Library Project: Update:

Design Technique provided an estimate to relation to whatever option is chosen. This is for schematic design. This estimate is only for site work, the building is not changing. This is for Option A-2 (fall back is option A-1). Library Trustee, Cheryl Weinstein stated that the purchase and sales agreement has not been signed. The Chair stated that he wants to hold this until something further happens with the property. LLB Architects stated they needed time to perform this work. He estimated that it would take over 8 weeks to perform this work. The SSBC Chair asked LLB Architects to provide a “back of the envelope” estimate to re-orientate the building. The members discussed the orientation of the building and if it would have been different if the land next door had been available. Significant changes would violate the terms of the MBLC grant and the Town Meeting vote.

LL Architects	Admin and Coordination	\$4,500
AM Fogarty	Costing Estimating Services	\$2,800
Devellis Zrein	Civil Design Services	\$2,980
Design Technique	Admin and Coordination	\$2,000
Jacobs Driscoll Engineering	Surveyor	\$5,000
Total		\$17,280

Additional services that might also be required:

- Geotech for additional borings
- Fennessy Consulting Services for additional Estimator

LLB Contract Amendment No. 5: Civil Design Services \$10,280.00

ADJOURNMENT: Through unanimous consent the meeting ended at 8:15pm

Submitted:

Maureen R. Doherty – Project Manager

Sharon Standing Building Committee

Gordon Gladstone

(Gordon Gladstone) Signature of Chair

July 20, 2021

Date of Acceptance