

Sharon Standing Building Committee
Zoom Meeting Format
DATE: September 14, 2021

SSBC Members

Gordon Gladstone, Chair -- present	Marty Richards -- present	Colleen Tuck - Not present
Deb Benjamin, Vice Chair -- present	Richard Slater -- present	Sara Winthrop -- present
Matt Grosshandler --	Steve Smith -- present	
Rick Rice -- present	Roger Thibault -- present	

SBC Attendees and Others

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

SSBC Meeting Sept 14, 2021

Gail Schustek will use recording for minutes as she is not in attendance tonight. Meeting started at 6:32
HS

1. ADMINISTRATION

The Chair read script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:32.

Meeting Minutes: The following SSBC minutes of August 31, 2021, were presented for approval.

MOTION: To approve the SSBC minutes of August 31, 2021 as submitted. Unanimously approved 9-0-2 (Vote includes Committee members and Julie Rowe. Tuck and Grosshandler not present.)

Invoices -- Library Project:

Invoices for review and approval at the 9.14.2021 SSBC meeting for the Sharon HS project are as follows:

- **Design Technique, Inc. invoice 21902.28 totaling \$363.75 dated 9.8.21**

MOTION: To approve the invoices as presented for the Sharon Library Project in the amount of \$363.75. Unanimously approved 8-0-2 (Tuck and Grosshandler not present.)

High School Project

Currently on schedule and under budget per Matt Gulino.

1. Procurement and CM Report

- a. Project team to discuss latest CM Report. Procurement is roughly 98% complete at this time.

2. Schedule

- a. CCC to discuss schedule and latest logistics plan. 4WLA snapshot below.
 - Structural steel erection is complete. Minor decking & detailing is ongoing.
 - Roof installation is ongoing.
 - Concrete slab placements are ongoing. Please note: we currently have slab on grade placements - which may include late work- see enclosed notice.
 - Overhead & in wall MEP rough-in is ongoing at multiple areas.
 - Interior and exterior light gauge metal framing are ongoing at multiple areas.Installation of drywall tops is ongoing. Wall close-in is targeted over the next few weeks.
 - Installation of exterior sheathing is ongoing. Air vapor barrier installation is following.
 - Installation of veneer masonry is also scheduled to begin within the next month.
 - Interior masonry installation - including auditorium walls- is ongoing.
 - Underground plumbing & electrical work is ongoing but nearing completion.
 - Polished concrete is ongoing.
 - Work at the athletic field- including irrigation installation- is ongoing.

3. Change Order Subcommittee

- a. Change Order Subcommittee to meet after the SSBC meeting to review the latest round of potential changes. All approved changes will be presented to the full SSBC for final approval at the next SSBC meeting (9/28/2021)

Project Updates:

1) **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	\$239,298	(CO 1-8) (0.20%)
g) Current GMP Amount	\$121,783,937	

2) **Change Orders Not Approved**

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$407,267	(Under review by the Team)
c) Potential Changes	\$245,076	(Not yet submitted)

d) Total Not Approved	\$652,343	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$652,343	(sum of a, b & c; <0.34% of GMP)

.2% cost of change orders vs overall GMP

Will meet with site contractor to negotiate change orders requested which CCC feels are too high. They have already negotiated some of the requests along the way and there is one additional request that is still to be negotiated.

There is a potential credit with one package left to buy.

3) CM Contingency

a) Beginning Amount	\$2,099,210	
b) Amount from Savings from Buyout	\$524,800	(Max. Per Contract)
c) Current Amount	\$2,624,010	
d) Requests Against Contingency		
i) Approved	\$41,070	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$232,502	(Potential & Submitted)
iv) Total Transfers	\$273,572	(13% of Starting Amount)
e) Current Anticipated Balance	\$2,350,438	(111% Remaining)

Prepared to close out the buyout with over 2M in savings. Some of the savings is to go back to the contractor contingency and allowances. Whatever is unspent will still come back to the owner. Projection for permanent power from Eversource is not known. Utilities are not responsive regarding timing and actions. We hope to have power before April when the estimate for fueling a generator is maxed.

Allowance in discussion to best meet the reimbursement needs of the Town.

Invoices will begin to increase as big ticket items are starting to come in along with an increase in the manpower onsite.

4) Allowances

f) Beginning Amount	\$2,040,000	
g) Amount from Savings from Buyout	\$1,777,558	(Remaining Buy Savings)
h) Current Amount	\$3,817,558	
i) Requests Against Contingency		
i) Approved	\$237,536	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$127,411	(Potential & Submitted)
iv) Total Transfers	\$364,947	(17% of Starting Amount)
j) Current Anticipated Balance	\$3,452,611	(169% Remaining)

5) Requisitions (thru Pencil Requisition #19 thru August 2021)

a) Total Completed to Date	\$28,259,101	(18.56%)
b) Retainage Withheld	\$1,389,656	(-)
c) Total Due to Date	\$26,869,445	
d) Total Paid to Date	\$21,496,513	
e) Total Current Payment Request	\$5,372,932	(Pencil Req #19 for August)

6) Schedule

- i) Athletic Buildings:
 - (i) Currently working on roof/truss design and MEP coordination.
- ii) Building A: Spray Fireproofing installation is ongoing

- (i) Roof installation scheduled to start this week
 - (ii) Exterior framing to commence within two weeks.
- iii) Building B: Roof deck install ongoing, scheduled to complete next week.
 - (i) Spray fireproofing has commenced
- iv) Building C: Air Vapor Installation is ongoing
 - (i) Spray acoustical insulation is ongoing on second Floor
 - (ii) Temporary Window installation ongoing to maintain schedule
 - (iii) Electrical wiring Rough scheduled to start next week
 - (iv) Interior rough MEP ongoing both floors
- v) Building D: MEP Rough ongoing on First & Second Floor
 - (i) Exterior Framing & Sheathing ongoing
 - (ii) Second Floor polishing to commence next week
- vi) Building E: Placed partial slab on grade, left out kitchen & boiler room for additional UG/coordination
 - (i) Exterior sheathing is ongoing
 - (ii) Soffit Framing Complete on Second Floor
 - (iii) Bathroom & Interior MEP Rough ongoing
- vii) Building F: Locker room CMU wall installation is ongoing
 - (i) AVB started this week
 - (ii) Gym slabs tentatively scheduled for two weeks from now
 - (iii) Stair #1 arrived today, erection scheduled to complete end of week.
- viii) Building G: Low to high roof exterior work scheduled for next two weeks (framing, AVB & Veneer)
 - (i) Building G Slab on Deck complete – ALL SOD COMPLETE
 - (ii) Slab on grade is scheduled for next week
 - (iii) Auditorium CMU is complete
- ix) Site/Misc: Team is working on loam samples to begin topsoil import for sod
 - (i) Goal post footings & long jump pit work ongoing

Track drainage is curious- working with landscape architect to understand correct makeup for the loam.

7) 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	7/21/2021		-1	-1
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.

On schedule although weathertight involves some temporary windows due to lead times extended a few weeks (4). We are fortunate that we do not have to temp the curtain wall.

We have lost time due the significant rain this summer. Many subs have been working Saturdays since they could not work during the week. There is no increase in cost for this work, the subs are choosing to keep working when they can.

8) Items to Review

9) **Project Meetings** are held each Tuesday at 2pm via Microsoft Teams

10) Project Photos

Discuss options for a walk thru. 2 weeks from today at 5:30 9/28 and then adjourn to respective homes for rest of meeting. Rich Slater- may not be able to join walk thru until elevators are operational. Transit pipe discovered along existing building, they do have a budget for this. Cost about \$5-7 k. An old storm water system was discovered as well and removed, cost around \$7-8k, estimates still coming in.

Roger-Utilities continue to hold up projects across the state.

Gordon-FFE bid or state list. Chris Blessen comfortable with bidding. Town will have to enter into a contract with successful bidders in a timely manner. Who is responsible for ordering the equipment? Who is the point of contact? Helpful if it is someone who is going to be dealing with it in the district in the future.

Mr. Blessen's team prefers to bid to package things together. Recommends bidding to be more inclusive of small items that may not appear on the state list. Also, it's a good assumption that bidding out will recognize savings.

Library Project – court documents emailed separately

- Decision on Plaintiff's Motion for Summary Judgement
- Order of Remand No 20 Misc 000525 KTS

Library case sent back to ZBA by Judge.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:20 pm.

Approved: 9/28/21