

Sharon Standing Building Committee  
Zoom Meeting Minutes  
DATE: September 28, 2021

**SSBC Members**

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

**SBC Attendees and Others**

Julie Rowe – SBC – HS - present	Kevin Nigro – PMA – HS - present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Blessen – Tappe – HS - present
Joseph Scozzaro – HS Principal	Chris Sharkey – Tappe – HS - present
Tony Kopacz – SPS – HS	Christian Riordan – Consigli – HS
Matt Baldassari – Town - present	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 - 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
Chris Carroll – PMA – HS	Kevin Monkiewitz – Design Technique – Library
Peter Botelho -- Superintendent	

**1. ADMINISTRATION**

**The Chair read script from Town Administrators Office regarding the remote meeting.** The meeting opened at 6:30 PM with a roll call acknowledgement of all members in attendance.

**Meeting Minutes:** The following SSBC minutes of September 14, 2021, were presented for approval.

**MOTION:** To approve the SSBC minutes of September 14, 2021, as with corrections on page 10 of meeting packet including “transit” pipe and typo correction of “existing”. Approved 9-0-2 (Aye - Gladstone, Benjamin, Rice, Richards, Slater, Smith, Thibault, Winthrop, Rowe. Abstained- Tuck, Grosshandler).

**Invoices – Sharon High School Project:**

**1. Invoices**

- a. Tappe = \$170,333.33
- b. PMA = \$108,206.15
- c. Consigli = \$5,129,976.25
- d. Mini Warehousing = \$310.00

Invoices for review and approval at the 9.28.2021 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 019 totaling \$5,129,976.25 dated 9.20.2021 for the period of August 2021:**

This requisition has been reviewed by both Tappe and PMA. Both Tappe and PMA are recommending payment of this requisition by the Town of Sharon. Per MGL payment for this Consigli CMR requisition for August 2021 is due fifteen days from the required submission date to the Town of Sharon for inclusion on the 9.28.2021 SSBC Meeting Agenda, which is tomorrow, Wednesday, September 22, 2021. Thus, payment of this Consigli Req. 019 for August 2021 is **Wednesday, October 6, 2021.**

- **Tappe Architects, Inc. 210802 totaling \$170,333.33 dated 9.01.2021 for August 2021.** This invoice includes the following:
  - \$167,708.33 for the period of August 2021: Construction Administration Fee billed in compliance with Tappe's 12.02.2019 DD through Close Out Fee Draw Down Schedule and covered by Tappe's Contract Amendment No. 002 dated 11.19.2019.
  - \$ 2,625.00 for Landscape Architect's services related to the Field Re-Design to Natural Grass as included in Tappe Contract Amendment No. 004 from Warner Larson, their consultant.
  -

**PMA has reviewed this invoice and we are recommending payment by the Town of Sharon.**

- **PMA invoice 04200.00-40 totaling \$108,206.15 dated 9.08.2021 for the period of August 2021.** This invoice includes the following:
  - LS fee of \$94,603.00 for Construction Administration Phase reflected in PMA Contract Amendment No. 002 dated 12.02.2019. This LS billing includes the following backup:
    - PMA actual hours Billing Backup.
    - Lump Sum v. Actuals Matrix.
  - Reimbursables:
    - UTS of Massachusetts Inv. 95099-1 dated 7.23.2021: \$13,603.15: Required 3<sup>rd</sup> party construction testing services for late June & July 2021.
    -

**MOTION:** To approve the invoices for Consigli dated September 20, 2021, in the amount of \$5,129,976.25; Tappe dated September 1, 2021, in the amount of \$170,333.33; and PMA dated September 20, 2021, in the amount of \$108,206.15. Unanimously approved 11-0-0 (SSBC members and Rowe).

- **Mini Warehousing, Inc. invoice 22190 totaling \$205.00 dated 8.18.2021** for storage rental for football equipment 8.17 ~ 9.16.2021 plus Delivery Charge.
- **Mini Warehousing, Inc. invoice 23964 totaling \$105.00 dated 9.16.2021** for storage rental for football equipment 9.17 ~ 10.16.2021.

Held off on the Mini-Warehousing invoices for further review.

### **EverSource Rebates based on Energy Efficiency**

Mr. Blessen explained that review of energy efficiency of the building and ECMs (Energy Conservation Measures) put together as MRD and Gordon signs it saying what is outlined will be installed and rebates will result. Historically rebates paid to SSBC construction account.

**MOTION:** Chair motioned to approve his signing of an agreement with Eversource for rebates to be realized in the amount of \$232,000 and change (Follow up note: actual amount \$238,215.) Seconded by Ms. Benjamin. Unanimously approved 11-0-0.

Suggested there be follow up to Eversource in a year. In one member's experience this rebate comes at the end of construction. Could town invoice Eversource in a year?

## **High School Project**

### **2. CM Report**

- a. Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status.

### **3. Schedule**

- Structural steel decking & detailing is nearing completion.
- Roof installation is ongoing.
- Concrete slab placements are ongoing. Please note: slab on grade placements - which may include late work-are scheduled for 9/20 & 9/23- 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 on the radar.
- Installation of exterior sheathing is ongoing. Air vapor barrier installation is ongoing.
- Installation of veneer masonry is also scheduled to begin within the next month.
- Interior masonry installation - including interior walls- is ongoing.
- Underground plumbing & electrical work is ongoing but nearing completion.
- Stair installation has started.
- Work at the athletic field- including irrigation & athletic equipment prep- is ongoing. Discus pad and long jump pad being poured. Old track stays in place. There is plenty of protection covering the track to remain intact. May need some patching and repair.

Discussion: CCC and subs will test along the way- the windows are sealed from the inside so masonry will not affect the integrity of the window. If an issue is found it will not impact the façade. There will be mock up testing the week of 10/4. Window sub will perform their own testing and make adjustments followed by the commissioning agent to do testing. There will be additional testing once the windows are installed as well. They will test installed at three different completion levels of the project, first, 50 % and 90%.

### **4. Invoices**

- a. Tappe = \$170,333.33
- b. PMA = \$108,206.15
- c. Consigli = \$5,129,976.25
- d. Mini Warehousing = \$310.00

### **5. Change Order Review**

- a. Change Order 009 and Transfer Change Order 008T have been submitted for review and approval by the full SSBC. These change orders were reviewed and approved by the change order subcommittee on 9/14/2021.

**MOTION:** Chair moved to authorize the change to request to apply direct apply finish systems with metal composite material paneling in the amount not to exceed \$100,000. Seconded by Ms. Benjamin. Unanimously approved 11-0-0.

**MOTION:** To approve Change Order 9 in the amount of \$46,379 as approved by Tappe and the Change Order Subcommittee. Seconded by Mr. Richards. Unanimously approved 11-0-0.

**MOTION:** Chair moved to approve change order 008T for \$0. Seconded by Mr. Rice. Unanimously approved 11-0-0.

CO 8T corrects a problem in the field, has nothing to do with additional \$50K Super Metals was seeking. Being funded from CN Contingency because it was one small thing causing a ripple effect. It wasn't a design error it was a transmittal of information during the shop drawing information phase that created the problem, among other items.

Verizon update: had some third party contact with Verizon. They have come out to look at the pole that needs to be relocated. Discussion regarding cost of diesel and generator, running power from elsewhere, and fact that pole relocation needed to get power installed to field and to building. Need to keep away from existing school activities.

## 6. FF&E Meeting #1

- a. The first FF&E review meeting with the FF&E Subcommittee will take place following the SSBC meeting. Programming meetings with teacher and staff occurring 9/27-9/29. Subcommittee meeting on 9/28 will spell out process of what selection PO decisions look like. Chair requested he be added to the distribution list.

Next SHS project Site Tour targeted for 10/26/21 for 5:30 PM leaving from the construction trailer.

## 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	\$46,379	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$288,764	(Under review by the Team)
c) Potential Changes	\$541,063	(Not yet submitted)
d) Total Not Approved	\$876,206	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$652,343	(sum of a, b & c; <0.34% of GMP)

### 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	\$95,249	(Approved by the Team)
iii) Pending	\$123,762	(Potential & Submitted)
iv) Total Transfers	\$260,081	(12% of Starting Amount)
e) Current Anticipated Balance	\$2,363,929	(112% Remaining)

### 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	\$84,774	(Approved by the Team)
iii) Pending	\$60,757	(Potential & Submitted)
iv) Total Transfers	\$383,037	(18% of Starting Amount)
j) Current Anticipated Balance	\$3,434,491	(168% Remaining)

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

a) Total Completed to Date	\$28,003,358	(18.56%)
b) Retainage Withheld	\$1,376,869	(-)
c) Total Due to Date	\$26,626,489	
d) Total Paid to Date	\$21,496,513	
e) Total Current Payment Request	\$5,129,976	(Req #19 for August)

### 6) Schedule

- i) Athletic Buildings: No work currently happening this location. Working on field issues.
- 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: Exterior framing is ongoing
  - (i) Interior framing ongoing on first floor
  - (ii) Mechanical Rooftop layout ongoing, blocking to follow next week
- iv) Building C: Masonry veneer installation has commenced
  - (i) Spray foam installation is ongoing at exterior walls
  - (ii) Duct installation ongoing on second floor
  - (iii) Electrician has commenced pulling cable on both first and second floor
  - (iv) Interior rough MEP ongoing both floors
- v) Building D: MEP Rough ongoing on First & Second Floor
  - (i) Exterior Framing & Sheathing ongoing
- vi) Building E: Placed mechanical room, wellness and weight room slabs
  - (i) CMU interior wall installation has commenced
  - (ii) MEP OH Rough ongoing at first floor
- vii) Building F: Locker room CMU wall installation is ongoing, scheduled to complete next week

- (i) North side exterior framing ongoing, sheathing to start this week
- (ii) Gym slab scheduled to be placed Thursday with stair #1 pans
- (iii) Stair 6 scheduled to arrive this week
- (iv) High roof transition veneer to start next week
- viii) Building G: Low to high roof exterior veneer to commence next week
  - (i) Lower exterior framing is ongoing, sheathing to start next week
  - (ii) Interior wall layout is ongoing
- ix) Site/Misc: Loam import & spreading is ongoing, scheduled to wrap up this week
  - (i) Sod delivery is tracking for next week
  - (ii) Goal post & equipment installation is ongoing this week and next week.

## 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.

## 8) Items to Review

- a) Verizon Update
- b) Requisition #
- c) Change Order 009
- d) Transfer Change Order 008T

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

## 10) Project Photos

## Library Project

Discussed that ZBA has executive session scheduled for September 29, 2021, and an open session scheduled for October 13, 2021, regarding 1 School St, new library project.

**ADJOURNMENT:** Through unanimous consent the meeting ended at 7:51 pm.