

Sharon Standing Building Committee
Zoom Meeting Minutes
DATE: October 12, 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
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 - present	Tim Ericson – Consigli – HS
Cheryl Weinstein-LBC - present	Kyle Raposo – Consigli – HS
Carolyn Weeks –LBC - present	Chandler Rudert – Consigli –HS -
Emily Burke – SHS, SBC	Drayton Fair – LLB – Library -- present
Chris Jankun – PMA -	Jeff Porter – LLB – Library
Michael Stickney LLB	John Sayre Scibona – Design Technique – Library -- present
Chris Carroll – PMA – HS -	Kevin Monkiewitz – Design Technique – Library
Peter Botehlo – Superintendent	Brian Winner – Counsel for Library Trustees -- present

ADMINISTRATION

The Library Trustees have posted a meeting during the SSBC meeting tonight.

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 28, 2121, were presented for approval. Chair mentioned that minutes clarified rebate amount as \$238,215.

MOTION: To approve the SSBC minutes of September 28, 2021, as submitted. Approved unanimously 11-0-0.

Invoices: No invoices for approval this evening.

Upcoming: on October 26, 2021, SSBC walk thru of SHS project scheduled for 5:30 PM. Same evening at 7 PM SSBC Zoom meeting. And following the SSBC meeting there will be an FFA subcommittee meeting.

HIGH SCHOOL

1. CM Report

- a. Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status. Change Order amounts need to be updated with pencil requisition for September 2 which is a little over \$6 million.

2. Schedule

- Structural steel detailing is nearing completion. Our first stair has also been installed.
- Roof installation is ongoing.
- Slab on grade placements - which may include late work are ongoing.
- Overhead & in wall MEP rough-in is ongoing at multiple areas. Pulling of electrical is also ongoing.
- Interior and exterior light gauge metal framing are ongoing at multiple areas.
- Installation of drywall tops is ongoing. Wall close-in is scheduled for the coming weeks.
- Installation of exterior sheathing is ongoing. Air vapor barrier installation is ongoing.
- Installation of veneer masonry has begun.
- Windows are beginning to arrive on-site.
- Underground plumbing & electrical work is ongoing but nearing completion.
- Work at the athletic field- including topsoil & athletic equipment prep- is ongoing.

3. FF&E Update

- a. Team to provide update on latest FF&E meetings with the school staff and FF&E subcommittee.

4. Change Order Subcommittee

- a. Due to a busy SSBC meeting agenda the Change Order Subcommittee will not meet this week. Subcommittee to discuss when the best time to meet next is. Team proposed to meet on Tuesday, 10/19/2021.

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	\$285,677	(CO 1-9) (0.20%)
g) Current GMP Amount	\$121,830,316	

2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$305,305	(Under review by the Team)
c) Potential Changes	\$548,049	(Not yet submitted)

- | | | |
|---|-----------|--------------------------------|
| d) Total Not Approved | \$853,354 | (sum of b & c) |
| e) Total Potential Changes (incl. tent. approved) | \$853,354 | (sum of a, b & c; 0.7% 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 | \$136,319 | |
| ii) Tentatively Approved | \$0 | (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 | \$322,305 | |
| ii) Tentatively Approved | \$0 | (Approved by the Team) |
| iii) Pending | \$50,624 | (Potential & Submitted) |
| iv) Total Transfers | \$372,929 | (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: Roof installation complete
 - (i) Exterior sheathing is ongoing
 - (ii) Interior wall framing has commenced
 - (iii) Fireproofing is complete
- iii) Building B: First floor fireproofing & interior framing is complete
 - (i) Roof scheduled to start once Building F low roof is complete
- iv) Building C: Masonry veneer installation has commenced
 - (i) Interior electrical rough is ongoing
 - (ii) MEP insulation starting next week
 - (iii) Duct install ongoing on second floor
- v) Building D: First floor rough MEP is ongoing
 - (i) Roof tie in completed at skylight – skylight temp weathertight
- vi) Building E: Green roof concrete placed last week
 - (i) CMU interior wall installation ongoing

- (ii) Radiant floor heat tubing installed
- vii) Building F: Locker room CMU walls are complete
 - (i) North side exterior wall framed and sheathed
 - (ii) Gym slab placed & Stair #1 is open for use
 - (iii) High roof transition veneer work is ongoing, vapor barrier and masonry
- viii) Building G: Low to high roof exterior work is ongoing, waterproofing is underway
 - (i) Capeway installing smoke hatches and tying in roof at elevators this week
 - (ii) Interior Framing ongoing
- ix) Site/Misc: Percolation testing scheduled for this week to facilitate sod installation.
 - (i) Goal post & equipment installation is ongoing.

Issues passing the air barrier test. Meeting with all parties to review and determine next steps. There is a more costly mastic to apply to improve barrier in areas not visible. Also working with the installer to determine if installed cleanly. Pay attention to creases and wrinkles for a better seal along the seams going forward and some back work that will not receive the mastic.

Next week's update may be by trade rather than by building.

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	

8) Items to Review

- a) Verizon Update there is some progress. Looking into need for town easement. Once they have approval Verizon can do pole.

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

Project Photos Mr. Smith reminded that there was a request for images of the front entryway finishes which would be nice to see

Tappe- will get that out.

Parking discussion about having enough space as the subs onsite ramp up in number. Beach St. sewer main installation ongoing.

LIBRARY 7 PM

Chair read from legal ad for October 13, 2021, ZBA meeting regarding the library.

Ms. Weinstein opened Library Trustees meeting at 7:01 PM. Present: Weinstein, Weeks, Windman, MacArthur, Rosenfeld, Gerriets.

Discussed project with respect to the ZBA meeting to be held on 10/13/21 to address the zoning requests for the new library building. Mr. Fair recognized for being conscientious and accommodating in this procedure. He provided plans of three scenarios and discussed all including merits of one-way vs. two-way traffic and having access to building limited to N.

Main Street. Chair noted they were looking to reach a consensus on one of the three options prior to next evening's ZBA meeting. Option "concepts" came from counsel to counsel conversations of potential options to explore per Mr. Winner, Esq. Questions raised regarding location of condenser and ability to move it, roof not an option. The main issue remaining is the direction of the traffic in/out of the property. Concerns expressed about safety related to turn-around traffic for safety apparatus in some of the options presented. Concerns about derogating the building by crowding it with parking. Concerns about pedestrian safety in parking lot with some concepts. Mention of Planning Board and Master Plan railing against parking in front of town buildings, so doing so is anathema to what town is trying to do. Mr. DeVellis, civil engineer on project, will take a site visit to view the two trees at issue if the building is shifted towards N. Main Street by some amount under 10 feet.

MOTION: Chair motioned for SSBC to present to the ZBA on October 13, 2021, the plan labeled as "current" as the preferable plan to go forward with. Seconded by Steve Smith.

Library Trustees motion for using plan labeled as current. Approved unanimously 6-0-0 (Weinstein, Weeks, Windman, MacArthur, Rosenfeld, Gerrietts).

Unanimously approved 11-0-0 (SSBC members and Weinstein).

Either ZBA grants variances and lawsuit will be moot or won't grant variances and the lawsuit will continue.

John Sayre-Scibona, Design Technique, noted updated cost report assuming Spring 2022 start is \$1.4 million total, including \$1.2 million in construction costs.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:56 pm.

Approved: October 26, 2021