

Sharon Standing Building Committee
Zoom Meeting Format
Minutes November 9, 2021

SSBC Members

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

SBC Attendees and Others

Julie Rowe – SBC – HS present	Kevin Nigro – PMA – HS - present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS - present
Meg Dussault - SBC	Chris Jankun – PMA - present
Joseph Scozzaro – HS Principal	Chris Carroll – PMA – HS
Tony Kopacz – SPS – HS - present	Chris Sharkey – Tappe – HS - present
Matt Baldassari – Town - present	Kristy Lyons – Consigli – HS
Emily Burke – SHS, SBC- present	Chris Blessen – Tappe – HS
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC - present	Chandler Rudert – Consigli –HS - present
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library - present	Christian Riordan – Consigli – HS
Jim Devellis – develliszein - Library	Ryan O'Neil – Consigli -present
Jeff Porter – LLB – Library	
Michael Stickney LLB	John Sayre-Scibona – Design Technique – Library- present
Drayton Fair – LLB – Library	Kevin Monkiewicz – Design Technique – Library
Richard Gelerman – Town Counsel	Brian Winner – Library Trustees Counsel

ADMINISTRATION

The Chair read script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:30 PM.

Meeting Minutes: The following SSBC minutes of October 20, 2021 joint SSBC/ZBA @ 5:00 PM meeting; October 20, 2021 @ 7:30 PM SSBC; and October 26, 2021 were presented for approval by roll call.

MOTION: To approve the SSBC minutes of October 20, 2021 joint SSBC/ZBA meeting regarding the library litigation held @ 5:00 PM. Seconded by Ms. Tuck. Approved 5-0-0 (Gladstone, Richards, Rice, Tuck, Smith).

MOTION: To approve the SSBC minutes of October 20, 2021 SSBC meeting @7:30 PM. Seconded Ms. Tuck Unanimously approved. 5-0-1 (Gladstone, Richards, Tuck, Smith, Rice). Rowe abstained.

MOTION: To approve the SSBC minutes of October 26, 2021. Seconded Tuck. (Gladstone, Richards, Tuck, Smith, Rice). Rowe Abstained.

Sarah Winthrop joined meeting.

HIGH SCHOOL PROJECT

1. CM Report

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

2. Schedule

- a. 4WLA for latest schedule update.

3. FF&E Update/ SHS Changes Requested of SSBC

- a. Team to provide update on FF&E procurement status.
- b. The Sharon School Department has sent the SSBC a letter requesting changes be made to the building design. The project team has provided a rough order of magnitude for each item to review with the SSBC and receive direction on how to proceed.

Mr. Blessen reviewed the letter from superintendent requesting changes. Three big changes make up bulk of cost: 1) nurses door change to secondary vestibule in nursed office but a lower height wall may be more feasible; 2) Band storage requests; 3) Changing of conference room will work better by building a 120 sq. ft. office in the guidance suite including changing mechanical, duct work in guidance department. MSBA needs to review space summaries for special education department and is more involved than the suggested guidance change of putting an additional office in. Combo of owners change and rework is unlikely to get any reimbursement.

MOTION: To approve list of changes in amount of \$92,500 as outlined in Superintendent Letter dated October 13, 2021. Unanimously approved 7-0-0. (Gladstone, Tuck, Smith, Winthrop, Richards, Rice, Rowe).

4. Change Order Subcommittee

- a. The change order subcommittee will meet following the SSBC meeting to review the latest round of potential changes before being presented to the SSBC for final approval.

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	\$460,228	(CO 1-10) (0.37%)
g) Current GMP Amount	\$122,004,867	

2) **Change Orders Not Approved**

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$195,569	(Under review by the Team)
c) Potential Changes	\$864,815	(Not yet submitted)
d) Total Not Approved	\$1,060,384	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$1,060,384	(sum of a, b & c; 0.87% 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	\$188,758	(Potential & Submitted)
iv) Total Transfers	\$325,077	(15% of Starting Amount)
e) Current Anticipated Balance	\$2,298,933	(109% 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 Pencil Requisition #21 thru October 2021)

a) Total Completed to Date	\$39,142,135	(32.13%)
b) Retainage Withheld	\$1,933,808	(-)
c) Total Due to Date	\$37,208,327	
d) Total Paid to Date	\$32,428,599	
e) Total Current Payment Request	\$4,779,728	(Pencil Req #21 for October)

6) Schedule

- i) Athletic Fields: Sod installation completed end of last week, maintenance ongoing.
- ii) Concrete
 - a) Placed Dining Commons & Kitchen slab on grade
 - b) Placed stage & black box theater slab on grade today
 - c) Early next week placing sloped and upper slab in auditorium
- iii) Masonry
 - a) Completed utility brick at auditorium high roof
 - b) Veneer ongoing around gymnasium high roof
 - c) Masonry being installed on mockup
- iv) Drywall/Rough Carpentry
 - a) Sheathing ongoing at B Building, all project sheathing to be complete by end of week.
 - b) G1 & F1 Interior wall framing underway
 - c) Drywall installation ongoing in C2 & C1
 - d) Spray foam insulation installation is ongoing in G Building at exterior wall cavity
- v) Roofing

- a) Complete with exception of canopies and auditorium low roof perimeter
- b) Auditorium low roof perimeter to be installed starting Monday

Skylights on D building and whole length of G Building. Big skylight between F + G Building being delivered in next few weeks.

vi) Waterproofing

- a) AVB installation ongoing on West Façade & Building D South
- b) AVB install ongoing on North Facade

vii) Misc Metals

- a) Fabrication continues offsite, no new installs since last week.

viii) Electrical

- a) Roughing/Pulling wire in Building C
- b) Installing conduit & boxes in Buildings
- c) Conduit & Box complete in A1, F1, B1, E2, D2, E1, D1 – awaiting watertight to pull cable
- d) Pulling cable in building A this week while we await completion of auditorium roof to start pulling cable in D building
- e) Underslab electrical ongoing in auditorium

ix) Plumbing

- a) Insulation ongoing for domestic water in E & D
- b) Welded gas pipe installation underway in C, D & E
- c) Overhead plumbing installation ongoing in Building G
- d) Locker room restroom rough ongoing

x) Fire Protection

- a) Currently completing dining commons/E1 now that slab is placed & continuing rough on G1

xi) HVAC/Mechanical

- a) Overhead rough ongoing in E & F – Pipe & Duct
- b) Pipe & Duct insulation in D & E

xii) Sitework

- a) Marois is complete onsite
- b) JRV waiting for next area of real estate to continue site, likely modular block wall by field & drainage at gate A.

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	11/19/2021	-10	-10	
Substantial Completion	6/29/2022	6/29/2022	0	0	

8) Items to Review

- a) Verizon Update

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

10) Project Photos reviewed.

LIBRARY PROJECT

Discussion "DECISION AFTER REMAND FROM THE LAND COURT ON APPLICATION FOR SPECIAL PERMIT"

Library trustees opened their meeting.: Cheryl Weinstein, Caroly Weeks, Sarah Windman, Cheryl Rosenfeld, and Wendy MacArthur were in attendance. Richard Gelerman, Town Counsel (representing the ZBA) was present, Brian Winner, Library Trustees counsel was not present. Ms. Weinstein will provide Mr. Winner with details of discussion.

Mr. Rice suggested getting Library Trustees rather than SSBC named in continued operation in accordance with conditions is not unusual. Mr. Smith agreed with Mr. Gladstone because language says "the construction."

P2.1 SSBC has no control over traffic outside the traffic boundaries. Select Board and DPW purview. Needs clarification. per Mr. Gladstone. If CMP isn't supposed to incorporate outside the project it should be stricken. Last paragraph says approval and Mr. Gladstone resists this wording as there is no approval of the CMP by the ZBA. Need an end date. Instead of post construction it should say substantial completion of the project.

Mr. Smith questions infrastructure repair off-site. Mr. Sayre Scibona "if deemed damaged by the general contractor during construction."

3.3 and 3.4 Mr. Fair shared documents for the "Landscaping Plan" attached hereto and incorporated herein as Exhibit 3.3A and also the Tree plan attached as Exhibit 3.3B. The project shall contain native plants from New England in the landscaped areas depicted on Exhibit 3.4 on all sides of the Site. Mr. Devellis suggested changes to combine and make this one document as Exhibit 3 for recording.

Court deadline is November 17, and since this document won't be ready for tomorrow night's zba meeting, Mr. Gelerman is aware to continue.

3.5 After hour lighting has a control system designed to turn off with flexibility. Can set to have light on for half hour past after hours programming. Mr. Gelerman will discuss with LT attorney, Mr. Winner.

Construction hours worked out by OPM and construction manager. SSBC not needed for that. Sometimes slab placement can take 18 hours.... Ordinance is under Police Department. Wording is for notification. Typically CM would call the owners rep on site and the police department per Mr. Baldassari. This building only has two slabs. They can also send an email out to the local residents.

3.9 Signage is not clear on what it is referring to, permanent or construction. Temporary construction signage is not usually overseen by town. Mr. Gelerman responded that if sign complies with provisions of sign bylaw and whatever is in this OAC, then they go to the Building Inspector. If anything beyond, then currently would go to ZBA, but Mr. Gelerman suggested Mr. Turkington establish a sign committee. MBLC is 4x8' temporary construction sign.

4.1 We are not agreeing to radon testing. Mr. Gelerman will change to comply with state law. Blasting contractor needs to be changed to general contractor, not employing blasting contractor.

Mr. Gelerman will make changes that he thinks are appropriate from this discussion, and will take other items up with Mr. Winner.

Library Trustees adjourned. SSBC adjourned.

ADJOURNMENT: Through unanimous consent the meeting ended at 8:14 pm.