

Sharon Standing Building Committee
Zoom Meeting Minutes
January 4, 2022

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	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 Alt.	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Jankun – PMA - present
Joseph Scozzaro – HS Principal	Chris Carroll – PMA – HS
Tony Kopacz – SPS – HS - present	Chris Sharkey – Tappe – HS
	Kristy Lyons – Consigli – HS
Emily Burke – SHS, SBC	Chris Blessen – Tappe – HS - present
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 – devellisrein - Library	Ryan O’Neil – Consigli - present
Jeff Porter – LLB – Library	
Michael Stickney LLB	John Sayre-Scibona – Design Technique – Library
Drayton Fair – LLB – Library	Kevin Monkiewitz – Design Technique – Library
Richard Gelerman – Town Counsel	Brian Winner – Library Trustees Counsel

A. ADMINISTRATION

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

Meeting Minutes: The following SSBC minutes of **December 21, 2021** were presented for approval by roll call.

Changes to Draft: Page 2 Paragraph clarified the budget it \$1800 per student should be \$639,000; Page 1 5th line word “his intention” Should be “Mr. Faria’s”; TopCat is new paragraph; 755 a model number? (further information on what that is); bottom of footings add “bleacher” footings; Change orders is for piles “and installation there of”; Duplicate information in Cumulative total of owners contingency paragraph, remove last sentence; last page Motion noted two times, only needs to be once. These changes can be included in an updated draft of minutes for approval on January 18, 2022.

Invoices:

Motion: by Chair to approve Gelerman and Cabral, LLC Invoices dated 9/24/2021 for \$4,797.00 and 12/15/2021 for \$39.00 for a combined total of \$4,836. Seconded by Mr. Thibault. Unanimously approved 9-0-0. (Mr. Grosshandler not present).

B. 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. See attached 4WLA for latest schedule update

3. Change Order Subcommittee

- a. The Change Order Subcommittee will meet following the SSBC meeting to discuss the latest changes up for review and 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	\$454,923	(CO 1-12) (0.37%)
g) Current GMP Amount	\$121,999,562	

2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$515,844	(Under review by the Team)
c) Potential Changes	\$623,177	(Not yet submitted)
d) Total Not Approved	\$1,139,021	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$1,139,021	(sum of a, b & c; 1.05% 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	\$230,091	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$296,855	(Potential & Submitted)
iv) Total Transfers	\$526,946	(25% of Starting Amount)
e) Current Anticipated Balance	\$2,097,064	(99% 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	\$350,409	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$71,960	(Potential & Submitted)
iv) Total Transfers	\$422,369	(17% of Starting Amount)
j) Current Anticipated Balance	\$3,395,189	(168% Remaining)

5) Requisitions (thru Requisition #22 for November 2021)

a) Total Completed to Date	\$45,507,402	(37.30%)
b) Retainage Withheld	\$2,252,071	(-)
c) Total Due to Date	\$43,255,331	
d) Total Paid to Date	\$36,888,840	
e) Total Current Payment Request	\$6,366,491	(Req #22)

6) Schedule

- i) Athletic Field: Sod going dormant and maintenance continuing in Spring.
 - a) Retaining wall almost complete
- ii) Concrete
 - a) No work this period
- iii) Masonry
 - a) Installation ongoing on Bldg A South for veneer
- iv) Drywall/Rough Carpentry
 - a) Hanging drywall in D1 (all) and plan to start hanging in E1 beginning of next week
 - b) Taping ongoing on C1 & D2
 - c) Spray foam installation ongoing at G/B Building Areas
- v) Roofing
 - a) Canopy Roofing installation ongoing
 - b) Installing remaining RTU curbs and flashing on Thursday
 - c) Green roofs starting Monday
- vi) Waterproofing
 - a) AVB installation ongoing north side A
 - b) Detailing AVB installation throughout as required for façade installation
- vii) Windows/Storefront/Curtainwall/Skylights
 - a) Mockup window install complete, testing planned for week of 1/10/2022
 - b) Large skylight framing installation is ongoing
- viii) Misc. Metals
 - a) Stair 3 installation complete
 - b) Stair 5 coming 11th or 12th
- ix) Interiors/Finishes
 - a) Painting
 - (a) Completing epoxy prime & first coat at locker rooms
 - (b) Mobilizing to C2 later this week
 - b) Tile
 - (a) Work continuing on C2
 - c) Polished Concrete
 - (a) Kaloutas has completed A1 & is on A2, mobilizing to B later this week.
- x) Electrical
 - a) Remaining D in-wall rough complete

- b) In wall rough finishing in E1, focusing on F1 & G now
- c) Tel/Data (Low Voltage) crew mobilized last week to begin pulling LV, currently in C/D
- xi) Plumbing
 - a) In-wall rough ongoing in buildings G1 & G2
 - b) In-wall rough ongoing in building A science rooms
- xii) Fire Protection
 - a) Installation ongoing in Auditorium (B is only remaining area left to rough)
- xiii) HVAC/Mechanical
 - a) Mechanical piping install ongoing in G1, G2 & A2
 - b) Sheetmetal rough complete in locker rooms
 - c) Sheetmetal rough ongoing in G1, G2 and auditorium
- xiv) Sitework
 - a) JRV install drainage at gate A/Beach street entrance (detention area 5)
 - b) Helical Anchor installation completed today
- xv) Miscellaneous
 - a) None

Mr. Rudert noted the four-speaker acoustic system changes/wiring have been communicated to Griffin and also confirmed the single-speaker system was not ordered.

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	0	
Building Weathertight	11/1/2021	11/19/2021	-10	0	
Substantial Completion	6/29/2022	6/29/2022	0	0	

8) Items to Review

- a) Scoreboard upgrades – Sharon Athletic Boosters

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

10) Project Photos

Project is on schedule and on budget per Mr. Rudert.

C. LIBRARY

Mr. Winner, counsel for SSBC for the library project, reported to the Chair that there are no court dates for the appeals to the ZBA decision as yet.

CHA has sent a proposal to take over as OPM for Library when Design Techniques ends.

ADJOURNMENT: Through unanimous consent the meeting ended at 6:59 PM.

These minutes were approved at the 1/18/22 SSBC meeting.