

Sharon Standing Building Committee  
Zoom Meeting Minutes  
February 1, 2022

**SSBC Members**

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present
Deb Benjamin, Vice Chair -present	Richard Slater -- 6:50 PM present	Sara Winthrop -present
Matt Grosshandler – 7:10 PM 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 - 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
	Kristy Lyons – Consigli – HS
Emily Burke – SHS, SBC - present	Chris Blessen – Tappe – HS present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC - present	Chandler Rudert – Consigli –HS present
Cheryl Weinstein – Library present	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library - present	Christian Riordan – Consigli – HS
Jim Devellis – develliszrein - Library	Ryan O'Neil – Consigli present
Jeff Porter – LLB – Library	
Michael Stickney LLB	John Sayre-Scibona – Design Technique – Library present
Drayton Fair – LLB – Library present	Kevin Monkiewicz – Design Technique – Library
Richard Gelerman – Town Counsel	Brian Winner – Library Trustees Counsel- present

**A. ADMINISTRATION**

1. **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.

Three members were reappointed to the SSBC at the January 27, 2022 SSBC Selection Committee. They are Deb Benjamin, Gordon Gladstone, and Rick Rice.

2. **Election**

**MOTION:** to approve Gordon Gladstone as Chair and Deborah Benjamin as Vice Chair. Mr. Smith seconded. Approved unanimously 9-0-0 (vote includes Rowe. Slater, Grosshandler not present.)

3. **Meeting Minutes:** The following SSBC minutes of **January 18, 2022**, were presented for approval by roll call.

**MOTION:** by Chair to approve the SSBC minutes of **January 18, 2022**, SSBC meeting. Seconded by Mr. Richards. Approved 9-0-0 (vote includes Rowe. Slater, Grosshandler not present.)

4. **Invoices:**

**Invoices for review and approval at the 02.01.2022 SSBC meeting for the Sharon HS project are as follows:**

- **Consigli Construction Co., Inc. Requisition No. 023 totaling \$5,506,170.55 dated 1.26.2022 for the period of December 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 December 2021 is due fifteen days from today, the required submission date to the Town of Sharon for inclusion on the 2.01.2022 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 023 for December 2021 is due Wednesday, February 9, 2022.

**MOTION:** by Chair to approve Consigli Construction Co., Inc. Requisition No. 023 totaling \$5,506,170.55 dated 1.26.2022 for the period of December 2021. Seconded by Ms. Tuck. Approved 9-0-0 (vote includes Rowe. Slater, Grosshandler not present.

**Invoices for review and approval at the 02.01.2022 SSBC meeting for the Sharon Library project are as follows:**

- Invoice from Mead, Talerman & Costa, for \$1,530 in library legal fees.

**MOTION:** by Chair to approve Mead, Talerman & Costa, LLC invoice for \$1,530 dated January 20, 2022. Seconded by Ms. Tuck. Approved 8-0-0 (Slater, 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. Contingency Usage for Premium Time**

- a. This will remain a reoccurring agenda item as the project team continues pulls together documentation to support the need for the use of contingency to cover OT premium time and winter conditions including propane costs rising.

**4. Change Order Subcommittee Meeting**

- a. Following the SSBC meeting the Change Order Subcommittee will meet to review the latest round of change orders and transfer change orders. Approved items will be presented to the full SSBC on 2/15/2022 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	\$546,174	(CO 1-13) (0.45%)

g) Current GMP Amount \$122,090,813

## 2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$584,646	(Under review by the Team)
c) Potential Changes	\$468,785	(Not yet submitted)
d) Total Not Approved	\$1,053,431	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$1,053,431	(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	\$237,291	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$254,888	(Potential & Submitted)
iv) Total Transfers	\$492,179	(23% of Starting Amount)
e) Current Anticipated Balance	\$2,131,831	(101% 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	\$359,771	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$107,738	(Potential & Submitted)
iv) Total Transfers	\$467,509	(22% of Starting Amount)
j) Current Anticipated Balance	\$3,363,037	(78% Remaining)

## 5) Requisitions (thru Requisition #23 for December 2021)

a) Total Completed to Date	\$51,303,371	(42.31%)
b) Retainage Withheld	\$2,541,869	(-)
c) Total Due to Date	\$48,761,501	
d) Total Paid to Date	\$43,255,331	
e) Total Current Payment Request	\$5,506,170	(Req #23)

## 6) Schedule

- i) Athletic Field: Sod going dormant and maintenance continuing in Spring.
- ii) Masonry
  - a) Installing veneer on Bldg A/G north façade
  - b) Interior Locker bases will be only remaining masonry scope.
- iii) Drywall/Rough Carpentry
  - a) Hanging in drywall in G1, F1 & F2 (track)
  - b) Taping ongoing in D1, E1 & F1

- c) K-13 acoustic insulation installation ongoing in dining, completed in black box/STEAM
- iv) Roofing
  - a) Green roof facing football field completed Friday before storm
- v) Misc Metals
  - a) Stair 5 installed last week & Pans placed
  - b) Misc Rails being delivered and installed, currently working on black box
- vi) Waterproofing
  - a) AVB installation ongoing south of E/D Buildings, detailing curtainwall heads
- vii) Windows/Storefront/Curtainwall/Skylights
  - a) Large skylight installation complete, all skylights complete
  - b) 20 Min in Peerless window install commenced on G North at Metal Panel Locations. Field testing done to laboratory standards is impractical. Architect stamps the job, so their specs need to be met per Mr. Rice and Mr. Blessen. Chandler Architecture may have been applying a different method than what the laboratory test was, CM are trying to get to bottom of what did Chandler do, what can the windows bear, etc. Right now, Chandler and Marvin own the spec and need to meet the spec.
  - c) In-place peerless mockup window installed at masonry
- viii) Interiors/Finishes
  - a) Painting
    - (a) C1 corridor, D1 & D2 prime and first coat
  - b) Tile
    - (a) Bathroom Tile & Wall Tile ongoing in C1 & D2
  - c) Polished Concrete
    - (a) Polishing on E-2, working their way around 2<sup>nd</sup> floor
  - d) Ceilings
    - (a) K&K mobilized into D2
  - e) NE Decks & Floors
    - (a) Epoxy floor installation ongoing in C2 & D2 bathrooms
- ix) Electrical
  - a) In wall rough continues in G2 with main electric crew
  - b) Tel/Data (Low Voltage) crew in F1
- x) Plumbing
  - a) A Building Science room rough continues, working bathrooms in A Building as well
  - b) Starting in wall rough in B Building science rooms
- xi) Fire Protection
  - a) Installation ongoing in B Building
  - b) Head drops in hard ceilings ongoing
- xii) HVAC/Mechanical
  - a) Mechanical piping install ongoing in G2, A2 & A1
  - b) Sheetmetal rough ongoing dining commons, kitchen, Auditorium, D1 (wrapping up), wellness & weight room
  - c) All major equipment curbs are installed, coordinating unit install.
- xiii) Sitework
  - a) Demobilized due to weather.
- xiv) Miscellaneous
  - a) None

## 7) Milestone Tracking

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	CFB	CFP
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Complete Foundations	4/20/2021	4/30/2021	-10	0
Structural Steel Complete	7/20/2021	7/21/2021	-01	0
Building Weathertight	11/1/2021	11/19/2021	-10	0
Substantial Completion	6/29/2022	7/18/2022	-12	-12

PMA team and CC will meet to go thru schedule. Weather delays due to wet Aug, Sept., Oct, struggle to get building enclosed. Holiday season crews lost to Omicron surge. They are trying to quantify what days are due to what issues. Now, July 18, 2022, is looking like finish date. Metal lockers delay. If wooden doors not on site until end of May, it impacts ability to test. Finally, PV switch gear release of Jan 18 already passed, don't have gear and don't have info. Overall, continuing to push subs and get dates from them. Manufacturers not motivated to meet those date which is certainly concerning. Subs are trying to do the right thing and communicate with CC. Confident with July 18 completion date, but major concern right now is material delivery.

Mr. Smith says three smaller projects he has are each a month behind, so 12 days behind for this large of a project is workable. Hard to get information from vendors and suppliers. Mr. Rudert said they are resequencing and adapting as more information becomes available.

#### **8) Items to Review**

a) Requisition #

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

**10) Project Photos** – see separate file

Covid has not affected Tappe architects' ability to be on site.

The chairs and tables portion of FFE went out to bid (\$686,000 of the estimated \$2 million Fixtures and Furnishings package), six bids provided. WB Mason bid on all aspects including an alternate for cafeteria tables. Alternates offered in some bids that are less expensive are not the same quality per project architect. Next step on FFE, tabulation to get to final recommendation to Chair within the next week or so. Then, solicit quotes for the rest of that roughly \$2 million package.

Bidders on schedule stipulated within bid packages for late July, early August for delivery dates.

#### **C. LIBRARY PROJECT -- 7:30 PM**

Abutter appeals of ZBA decision Case 1858, One School Street held on Feb. 1, 2022.

Per Conference Management Committee conference this morning, judge determined that expert disclosures would be due by October 1, dispositive motions would be November 1, and opposition would be December 1, 2022. Shouldn't be a lot of discovery because no new issues are being raised. Mr. Winner hopes to be able to accelerate the process. Mr. Gladstone expressed that is highly unlikely issue will be disposed of before the May 2, 2022, Town Meeting. Theoretically enough time for consulting work to be done to get to Town Meeting for a request for additional funds. But to get there will cost approximately \$70,000. (CHA/Dentalist indicated their document review would be \$30,000; estimator for LLB Architects was \$8,500; Fogarty needs \$4,950, and DeVellis would need \$27,400). So question for SSBC is are they willing to authorize expenditure to get to the point to give town meeting a well-documented request for additional funds to finish the library not knowing if the appellate appeal will be decided in town's favor. Another unknown is appellant recourse should their appeal be denied?

The library construction start date is currently June 2023. SSBC can come back to this in two weeks to make fundamental decision whether committee is willing to commit approximately \$62,000. MBLC email mentioned it would consider an extension. Mr. Sayre-Scibona said if drawings are ready they will likely give town the extension.

**Invoice Library Project:**

Drayton Fair, LLB Architects, responded to changes the ZBA, current plaintiff, and abutters, etc. wanted during 2021. Amendment 5 has \$30k for LLB and included a request from DeVellis Civil Engineer who was equally as responsive as LLB (Mr. Gladstone still needs documentation from DeVellis).

**MOTION** by Chair to approve \$30k to LLB, and \$9k to DeVellis after Mr. DeVellis provides documentation to the Chair. Seconded by Ms. Winthrop. Approved unanimously 11-0-0 (Ms. Weinstein + all SSBC).

**ADJOURNMENT:** Through unanimous consent the meeting ended at 8:20 pm.