

Sharon Standing Building Committee  
Zoom Meeting Minutes  
April 12, 2022

**SSBC Members**

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present
Deb Benjamin, Vice Chair	Richard Slater	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
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS -present
Meg Dussault – SBC - present	Chris Jankun – PMA -present
Joseph Scozzaro – HS Principal	Chris Carroll – PMA – HS -present
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA -
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC -present	Chris Blessen – Tappe – HS -present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS -present
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS-present
LeeAnn Amend – Library -present	Mike Winters – Consigli – HS-present
Jim Devellis – devellisrein - Library	Ryan O’Neil – Consigli -present
Jeff Porter – LLB – Library	Kristy Lyons – Consigli – HS
Drayton Fair – LLB – Library	John Sayre-Scibona – Design Technique – Library
Richard Gelerman – Town Counsel	Kevin Monkiewicz – Design Technique – Library
Eric Hooper DPW Superintendent -present	Brian Winner – Library Trustees Counsel

Ryan Trahan, Environmental Partners Group - 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.

**B. DPW**

Eric Hooper introduced Ryan Trahan, Environmental Partners Group lead consultant for PFAS Treatment project. Mr. Hooper reviewed history of water treatment testing noting that when first testing for PFAS in around 2013, it was not a problem. April 2021 were found in parts per trillion at well #4. Well #4 is the main producing well of 40% drinking water in town, and #4 had to be put offline in spring of 2021. Other wells have issues with iron manganese so although not a health issue, discolored water from wells is an aesthetic problem? Temporary system at well #4 set up quickly.

Because of land and site constraints at wells #4 and #3, the main treatment facility will be located at the well #2 site off Moose Hill Parkway. This means untreated raw water will be piped over to the treatment location via a 12” bypass pipe. The main treatment building will be constructed with sufficient room to allow for additional filter vessels to accommodate additional capacity from well #2 in phase 2.

Because this likely a ch149 building project, SSBC would be involved. However, the pipe line, water treatment and

exploratory wells would likely not be. Multiple projects nearby with this including Easton and Foxboro, not unique but new to Town of Sharon.

149A or 149B would be an SSBC decision should committee take on this job. Mr. Hooper asked what role the SSBC would like to take? Currently renting treatment center for \$500,000 a year. There are pressures to get the permanent system up and running. Permanent system estimated at \$16 million.

Mr. Thibault is currently working on a PFAS remediation project. He asked Mr. Hooper what flow is he getting thru temporary system? And where are wells located? And approximate size of the intended building?

Well #4 is about a million gallons a day and they pump 800 to 900,000 gallons per day, but running at about half capacity now. Issues getting carbon. Mr. Hooper is hoping for a two-year project timeline. Current filter vessels run an ion exchange, but it can't be recharged where as carbon filter can be backwashed and recharged.

Anything that includes a building without a well or a pump station has to be 149. The 39 process isn't available for this. Mr. Thibault and Mr. Gladstone have learned that this is a 149 from conversations with people knowledgeable on the topic. Mr. Rice said given the kind of project it is, SSBC just needs to stay out of the way. It's a 149 scenario so you can buy items when you can get them.

Chapter 12 of Town Bylaw read by Mr. Gladstone. A prefab building possible here, and a smaller part of the project. Mr. Rice noted building is a shroud for the process and wondered if someone could rule that this does not meet the intent of the bylaw? Only way to do that is to ask Town Counsel. Mr. Hooper suggested the SSBC offers a reality check on what DPW proposes doing. While committee's expertise is not water, it's kind of the prudent expenditure of \$17-18 million dollars per Mr. Hooper. Starting design process now and then need peer review done, a lot to do in advance of the construction phase. First thought at DPW was it's a 3039 M project, but other projects built along these lines typically have a 149. Some towns have staff function as OPM.

Mr. Rice said SSBC experienced in: soliciting OPMs, in prequalified 149 or 149 A Builders. He wants to help, but he doesn't want to hinder, and even meeting every two weeks something may not happen fast enough. Mr. Hooper is looking at what he can pre-line up and acknowledged Chair's point that although not perfect math at a half million dollars per year the temporary pump could run for 36 years.

He added decisions need to be made and a path needs to be taken, he believed it'd be at well #2 and likely charcoal carbon filter, but he can't yet say for certain. Water chemistry of wells may be different enough that the water treatment for Well #2 may be different from well #4 treatment.

Emergency treatment at well number 4 is considered a pilot. Well number 2 can be started relatively soon and could be separate from final treatment program.

Mr. Trahan's firm has acted as OPM and as engineer in different circumstances. Most have been on 149 process. Procuring vessels and media six to eight month. Maybe a heater for winter, but no sprinkler needed under 7,000 square feet. This project is small enough currently to not qualify for pre-qualification process.

Discussion about two buildings. Mr. Hooper said possible it's a 4,000 sq. ft. single building is the reasonable way to approach but he needs to consider funding as well. Mr. Thibault expressed concern that space isn't skimped on. Mr. Hooper agreed.

Would need to get an architectural like how Daedalus did OPM light for DPW building. And a pre-engineered company does everything. Ability to get funding will not drive this project, but it is over several fiscal years.

Treatment plant is a town building as per wording of SSBC role. Chair would like to understand 149A process as sending out RFQ for a CMR.

Ms. Tuck sees SSBC role can be some kind of a hybrid where DPW can use expertise of SSBC members, but responsibility for the project isn't something the SSBC is really needed for. When you have a project you need one boss per Chair. Seems erection of prefab building and creation of PFAS and manganese iron treatment plant and all the piping that goes with it, the only intersection is all that equipment is going to be housed in one building. Mr. Thibault pointed out that just one OPM, just one project. Mr. Hooper meets the expertise, but the time involved is not something he can realistically do, so need to go outside to look for an OPM.

Chair asked if anyone would like to get town counsel to give an opinion whether under town bylaw need to take this on or not because building is only ancillary to the project? If Eric and staff welcome help, Mr. Rice added that bylaw says it's a building, Deb Anderson said it's a building, and wording is obtuse enough that they can craft language for role to be helpful and not harmful.

Chair suggested to revisit this in 2 weeks.

Mr. Hooper noted that there is a public role that the SSBC can play.

Ms. Rowe suggested students with engineering interest be brought in to project as it comes together.

## **C. HIGH SCHOOL PROJECT** --7:39 PM

### **1. CM Report**

#### **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	\$1,157,342	(CO 1-15) (0.95%)
g) Current GMP Amount	\$122,701,981	

##### **2) Change Orders Not Approved**

a) Tentatively Approved	\$186,007	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$268,560	(Under review by the Team)
c) Potential Changes	\$127,685	(Not yet submitted)
d) Total Not Approved	\$396,245	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$582,252	(sum of a, b & c; 0.48% 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	\$550,593	
ii) Tentatively Approved	\$45,333	(Approved by the Team)
iii) Pending	\$106,54	(Potential & Submitted)
iv) Total Transfers	\$702,080	(33% of Starting Amount)
e) Current Anticipated Balance	\$1,921,930	(92% 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	\$431,600	
ii) Tentatively Approved	\$84,226	(Approved by the Team)
iii) Pending	\$24,106	(Potential & Submitted)
iv) Total Transfers	\$539,932	(26% of Starting Amount)
j) Current Anticipated Balance	\$3,277,626	(161% Remaining)

#### 5) Requisitions (thru Pencil Req #26 for March 2022)

a) Total Completed to Date	\$71,586,427	(58.34%)
b) Retainage Withheld	\$3,374,824	(-)
c) Total Due to Date	\$68,211,603	
d) Total Paid to Date	\$60,628,666	
e) Total Current Payment Request	\$7,582,937	(Pencil Req #26)

#### 6) Schedule

##### i) Utilities & Sitework

- a) Final power ductbank installed and inspected.
- b) Transformer pad will be installed by end of week
- c) Utility Road West side is being subgraded & prepped for asphalt/curbing.

##### ii) Athletic Facility & Field

- a) Weather has been delaying placing of Slab on Grade, rescheduling for next week.
- b) Truss & Roof installation immediately following slab

##### iii) Interior Fitout/Finishes

##### a) C & D Buildings

- (a) First Millwork delivery received on Monday
- (b) Fume Hoods arrived onsite, allowing installation of windows in science rooms, casework to follow
- (c) Drywaller falling back to complete window returns
- (d) Classroom light fixtures pushed to after flooring (lights onsite, pendants, want to protect against damage)
- (e) Floor prep ongoing
- (f) Flooring tentatively scheduled for end of month

##### b) E Building

- (a) Wrapping up painting in media center, K13 acoustic insulation to start next week.
- (b) Media Center ACT install to start after K13
- (c) Ansul System for Kitchen Hood ongoing
- (d) ACT Grid complete at kitchen.

##### c) F Building

- (a) Locker room ceilings are boarded, taping & sanding ongoing
- (b) Toilet Fixture install to commence next week (once tapers have relocated)

- (c) Gym overhead electric & AV installation ongoing
  - (d) Gym equipment has arrived and is being installed
  - (e) Community Ed – prepping for above ceiling inspections
- d) G Building
  - (a) Drywall returns on windows ongoing
  - (b) Light fixture & MEP drops being installed in grid
- e) Auditorium/Black Box
  - (a) Wood Ceiling Installation ongoing
  - (b) Drywall taping complete, painting is ongoing
  - (c) Cloud installation ongoing
  - (d) Black box painting ongoing, cable grid coming next week for installation
  - (e) Black Box tension grid scheduled for 4/18
- f) A & B Building
  - (a) ACT Grid, wall tile & Epoxy Floor ongoing in A Building
  - (b) OH Rough, Paint & Tape ongoing preparing for first ACT Grid Install
- iv) Exteriors
  - a) South side curtainwall framing complete, glass installation ongoing
  - b) Marvin window installation ongoing, in A Building, should be in B Building by end of the week
  - c) TAKTL Panel commence on C Building, Phenolic is Ongoing, Composite Panels onsite within the next 2 weeks

## 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	-18	0
Substantial Completion Phase 2	6/29/2022	<8/12/2022	-44	+5

Electrical panels arrived. Hallway fixtures arrived. Mr. Rudert will work to get dates from Griffin as to when the power will be turned on.

## 8) Items to Review

- a) Change Order #16
- b) Transfer Change Order #14T

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

## 10) Project Photos

Marvin attempted window repair, tested repair and it did not go well. They were onsite again today and due to rain it made testing less possible. Will be rescheduled to later in week. CC has identified 30 windows that they are leaving interior unfinished. These windows are entirely located in the classroom wings. Marvin sent a new solution this afternoon and CC will forward this to the team. CC continues to put pressure on Marvin to pass the test. If they don't CC will look at option of returning at a future date to replace the existing windows. CC will keep project team updated.

Chair said less than satisfactory discussion at OAC meeting today. Mr. Kopacz brought up his concerns regarding what if the windows are installed, they leak, and Tappe and Consigli reject the windows in their entirety and expect window installer and Marvin to replace windows? What happens if windows leak and dry wall is soaked? Mold and water are hard to control. Chair is looking to know what Consigli and Tappe would recommend doing to ensure that water leakage does not create problems that will not be readily solvable on the other end. Mr. Rudert said he understood and will address that going forward.

Regarding fence behind ballfields, the \$28k in fence for 400' was shown on diagram by Mr. Rudert. Mr. Rudert will increase length of fence to 500' to ensure fencing covers same as prior fencing.

#### **Change Order 016 and Transfer Change Order 014T**

- a. Change Order 016 and Transfer Change Order 014T for review and approval by the SSBC. These were reviewed and approved by the change order subcommittee on 3/29/2022.

Mr. Rudert reviewed details of Change order 016 and Transfer Change Order 014 for the committee.

**MOTION** by Chair to approve Change Order 016 in the total amount of \$186,007 dated April 5, 2022. Seconded by Mr. Rice. Unanimously approved 6-0-0. (Rice, Thibault, Tuck, Smith, Gladstone, Richards. Rowe no longer in attendance).

#### **Moving Company Award**

- b. Received two bids from Sterling \$97,754 and Diamond \$88,850 (both include \$20k contingency). Sterling has done well on previous town moves. Chair noted that Mr. Gulino and Mr. Nigro were familiar with Diamond's work and satisfied with the company's work on a number of jobs.

**MOTION:** Chair moved that the building committee authorize the Chair to sign the document from PMA to enter into a contract with Diamond not to exceed \$88,850. Seconded by Mr. Rice. Unanimously approved 6-0-0. (Rice, Thibault, Tuck, Smith, Gladstone, Richards. No Rowe in attendance at this time).

Mr. Smith questioned why only two bids for move? PMA had several bidders withdraw, but no statutory requirement to get multiple bids for movers. Mr. Gulino will include a list of all the bidders included in RFP with the document for Chair's signature.

#### **Additional Teacher Requested FF&E**

Ms. Burke and Mr. Kopacz reviewed list and took off anything under 2K and anything that was a B or C priority. Realized wrestling mats were not included, emergency evacuation chairs for stairwells, and scissor lift for maintenance needed to be added in. But the request for \$603k now down to \$304k. Some priority 1s taken out as well. Begs the question where is the school going to get the funding for some of these things?

The new concert piano was downgraded to a refurbished used concert piano for half the price -- \$90,000 now \$45,000.

Ms. Dussault, Assistant Superintendent, requested that the SSBC at least cover the priority 1 items on the list for a total of \$435,000. She added the staff and teachers feel these are essential to doing their jobs.

Chair asked what is being brought over in terms of equipment that is logical to bring over? Per architect, a lot of this is

unusually to be included in a school building budget. Doesn't mean we have to follow what others have done, but Mr. Gladstone wants to hear from committee as to whether borrowing is the way to supplement the school budget. We have the funds to do it, but do we want to pay 20 years of interest to do some of these things? Borrowing is not the way to augment the school operating budget.

Mr. Rice doesn't know what is in the additional \$130,000, and if it's \$130,000 of consumables or things we don't want to bond 20 years for it's a very hard yes for that. Mr. Smith also concerned about the 20-year life cycle of some of the items, for example the lenses for \$15,000 don't likely have a 20-year lifespan.

Ms. Dussault asked SSBC to consider creative five-year or ten-year bond? That is what capital outlay is for per Chair. Ms. Dussault has gone there, so they are going to have a building open but not have the things they need to service that building. We are about to have areas that we have not had before, and so there is a start-up cost to that (dark room, science labs for example) and without funding will make spaces not usable for next year. Ms. Dussault says the school will nurse along much of the equipment.

Chair received revised list today. The scissors lift for \$20,000 is a concern for Mr. Kopacz. Chair would like building committee to have a chance to look at revised list. Mr. Gladstone would like school representatives to look at what was removed from the priority list and justify why those things can be returned to the list. Request that school reps concentrate on the start-up item needs per Mr. Rice.

- **Scissors Lift**

Mr. Kopacz researched scissors lift with a working height of 30 feet is better than the lifts that they have. Lead times are long. Cost about \$20k.

**MOTION** by Chair to authorize the architect to purchase a 26' scissors lift not to exceed \$20,000. Mr. Smith seconded. Unanimously approved 6-0-0 (Rice, Thibault, Tuck, Smith, Gladstone and Richards. No Rowe at this time)

- **AEDs**

Nurse inspects every month and have an inspection process in place. Service companies only come out every six months. Ten AEDs requested for the new SHS. Four current ones will be repurposed in the district. AEDs are \$14,950

**MOTION** by Chair to authorize the architect to purchase 10 AEDs not to exceed \$15,000. Mr. Smith seconded. Unanimously approved 6-0-0 (Rice, Thibault, Tuck, Smith, Gladstone, Richards. No Rowe at this time.)

- **Evacuation Wheelchairs**

**MOTION** by Chair to authorize the architect to purchase 2 Evacu-Trac Wheel Chairs at a price not to exceed \$5,700. Mr. Smith seconded. Unanimously approved 6-0-0 (Rice, Thibault, Tuck, Smith, Gladstone and Richards. No Rowe).

Confirmed there is space for it and cabinetry. Mr. Blessen has been consulted by Mr. Kopacz. SMS ones don't take up a lot of space. Mr. Kopacz spoke with Chief Wright and he agreed they are needed.

#### **Review Frequency of Change Order Subcommittee Meetings.**

- Change order subcommittee will begin meeting after each meeting rather than every other meeting.

**D. LIBRARY PROJECT** -- no updates on library

**A. ADMINISTRATION (Cont'd)**

Mr. Gladstone requested that committee review FFE Teacher requests and DPW request for next meeting. Ms. Dussault mentioned that Ms. Burke, Mr. Kopacz and she will have final revisions with summary of why items are requested on Teacher FF&E to the SSBC by the end of the day tomorrow. She asked that members hold off on any review until they have the updated documents.

Meeting minutes and invoices will be considered at the next meeting.

**ADJOURNMENT:** Through unanimous consent the meeting ended at 9:13 pm.

Minutes approved: May 10, 2022 SSBC meeting