

Sharon Standing Building Committee
Zoom Meeting Minutes
June 7, 2022 -- 6:30 PM

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	Roger Thibault - present	

SBC Attendees and Others

Julie Rowe – SBC – HS - present but not voting	Kevin Nigro – PMA – HS - present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Jankun – PMA - present
Joseph Scozzaro – HS Principal	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW- present	Chris Sharkey – Tappe – 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	Mike Winters – Consigli – HS -present
Jim Devellis – develliszein - Library	Ryan ONeil – Consigli
Jeff Porter – LLB – Library	Kristy Lyons – Consigli – HS
Drayton Fair – LLB – Library	John Sayre-Scibona – Design Technique – Library
Eric Hooper - DPW	Kevin Monkiewitz – Design Technique – Library
Ryan Trahan – DPW Consultant	John Sullivan –CHA –Library

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

A. LIBRARY PROJECT-- MBLC meeting today. Chair just wanted members to be aware of meeting and email shared. Can discuss at the June 21, 2022, meeting so members have time to review the materials.

B. DPW PROJECT -- DPW project has nothing to report at this time. OPM/RFQs received but need time to review them.

C. ADMINISTRATION

1. Meeting Minutes -- SSBC minutes of May 24, 2022, draft held to leave more time for review.

2. Library Project Invoices:

- Mead, Talerman & Costa Invoice 11908 dated 5/18/22 for \$877.50.
- LLB Architects Invoice 20-1925 dated 3/31/2022 for \$32,396.50.

Omnibus Motion by Chair to approve Mead, Talerman & Costa Invoice 11908 dated 5/18/22 in the amount of \$877.50 and LLB Architects Invoice 20-1925 dated 3/31/2022 in the amount of \$32,396.50 for a grand total of \$33,274. Seconded by Ms. Benjamin. Unanimously approved 9-0-0 (Gladstone, Slater, Tuck, Winthrop, Grosshandler, Richards, Smith, Benjamin, Thibault).

D. HIGH SCHOOL PROJECT

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	\$1,496,955	(CO 1-17) (1.23%)
g) Current GMP Amount	\$122,701,981	

2) Change Orders Not Approved

a) Tentatively Approved	\$13,946	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$221,640	(Under review by the Team)
c) Potential Changes	\$262,295	(Not yet submitted)
d) Total Not Approved	\$483,935	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$497,881	(sum of a, b & c; 0.41% 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	\$598,794	
ii) Tentatively Approved	\$223,232	(Approved by the Team)
iii) Pending	\$74,645	(Potential & Submitted)
iv) Total Transfers	\$896,671	(42% of Starting Amount)
e) Current Anticipated Balance	\$1,727,339	(82% 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	\$589,199	
ii) Tentatively Approved	\$33,426	(Approved by the Team)
iii) Pending	\$22,718	(Potential & Submitted)
iv) Total Transfers	\$645,343	(31% of Starting Amount)
j) Current Anticipated Balance	\$3,172,215	(155% Remaining)

5) Requisitions (thru Req #27 for April 2022)

a) Total Completed to Date	\$79,935,740 (65.05%)
b) Retainage Withheld	\$3,792,123 (-)
c) Total Due to Date	\$76,143,617
d) Total Paid to Date	\$68,094,917
e) Total Current Payment Request	\$8,048,700 (Req #27)

6) Schedule

i) Utilities & Sitework

- a) Received notification that Eversource intends to install power next week
- b) Prep work ongoing for paving, scheduled for Monday/Tuesday next week
- c) Site electric install wrapped up on east side of site
- d) Prepping to commence WWTP site scope

ii) Athletic Facility & Field

- a) Exterior vapor spraying today
- b) Façade work scheduled to comment end of the week
- c) MEP's & interior masonry ongoing
- d) Line striping ongoing at track

iii) Interior Fitout/Finishes

- a) C & D & E Buildings
 - (a) LVT Installation Underway
 - (b) Carpet installation scheduled to commence tomorrow
 - (c) Interior glass (IGP & Hollow Metal) being installed
 - (d) Wrapping up loose ends to prep for final paint and polished concrete
- b) F Building
 - (a) Bleacher installation complete
 - (b) Overhead Gym Equipment install wrapping up
 - (c) Floor finish scheduled to start end of next week
 - (d) Glass partition work ongoing
- c) G Building
 - (a) Glass partition work ongoing
 - (b) Carpet Install to commence this week
- d) Auditorium/Black Box
 - (a) Texas Scenic installing theater rigging
 - (b) Dance floor has been removed, wall framing underway, seats schedule for delivery 6/13
 - (c) Tiered seating complete except intermediate steps which will be placed tomorrow
 - (d) Stair 7 installed
 - (e) Kenvo currently installing black box wood floor
- e) A & B Building
 - (a) Wall tile ongoing in B Building
 - (b) Paint (Prime & First Coat) and Ceiling Grid installation underway
 - (c) Light fixture installation continuing along with ceilings
 - (d) stair 9 installation ongoing, looking to place treds middle of next week

iv) Exteriors

- a) Marvin window installation substantially complete, enhancement work ongoing
- b) TAKTL Panel – installation ongoing, installing where possible based on sequence
- c) North Façade Curtainwall substantially complete
- d) ACM panel soffit installation wrapping up, working on front entry canopy
- e) Roof screen install complete

v) Mechanical Room

- a) All MEP subs are in boiler/main electric room completing final connections and equipment. See photos.

- b) Preparing to start up equipment (water heaters)
- vi) Miscellaneous
 - a) Network Switches – meeting to finalize the plan tomorrow.

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 (Building)	6/29/2022	7/25/2022	-26	0
Substantial Completion (Phase 3)	8/1/2023	8/1/2023	0	0

8) Items to Review

- a) Transfer Change Order #017T

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

10) Project Photos shown.

Eversource is scheduled for next week but not clear exactly what work is scheduled... they are coming.

Network switches- temporary solution that should allow the teachers functionality in August with the potential for a permanent solution by the time school opens. Due to number of activities that remain after permanent power is turned on, July 25 turnover unlikely to improve per Mr. Rudert.

Elevators are installed and awaiting power to run the cabs.

Wastewater Treatment work begins on June 23, 2022.

Substantial completion on July 25, 2022, requires a **punch list** to be established. Work to complete/punch list being put together by CC with some feedback from Tappe and PMA, more odds and ends rather than paint touch up currently. Electrical inspector will not let **ceiling tiles** go in until the temp lights are removed which will be after the permanent power is turned on.

Sprinklers -- CCD-21 per Mr. Jankun requires additional down head sprinklers to deal with wood slat ceiling. Upon further review, side wall sprinklers won't work, so they need to be above. Timing isn't great for this with risers in, and the ceiling is an issue as well. Wood slat ceiling has the minimum clear space of 60 and is actually at 70 percent. Height of blades/width of blades is off per requirements though. It is complicated because they can't work from a lift since risers are in. Second complication is sprinkler line in ceiling to be tied into is too high, needs a tie-off point. Seems there's a need to build some quantity of staging and take apart more of the ceiling to extend coverage from pipe up high on the deck down through that ceiling. We are between a rock and a hard place per Mr. Rudert.

Four heads are the minimum CC expects to need code-wise. And dimension between wood head and sprinkler distribution height is 7-8 feet from that to top of ceiling.

Mr. Blessen said coordination between the actual ceiling and final condition this was missed.

Mr. Rudert hoped it wouldn't impact completion. They will get sprinkler heads installed, but if anything were to happen to the ceiling it may take a little longer. Seeking help from several different staging companies.

Horizontal distance between trusses is 26 feet. Bad access from ground. Underside of the deck has clouds in way.

Mr. Rudert just wanted to notify SSBC that the previous not to exceed estimate is in jeopardy. Nothing needed in the next two weeks. He needs experts to consider access solutions before knowing cost. Mr. Slater asked about documentation. Mr. Rudert is getting documentation of risk now.

Mr. Smith asked who was doing the calculations for number of sprinkler heads? Fire protection subcontractor owns the process and calculations have all been checked. Tappe engineer submitted the CCD.

Transfer Change Order 017T for review and approval by the SSBC. These were reviewed and approved by the change order subcommittee on 5/24/2022

MOTION: Chair moved to approve Transfer Change Order 017T in the amount of \$0.00 dated June 1, 2022, as described and presented. Seconded by Ms. Benjamin. Unanimously approved 9-0-0 (Gladstone, Slater, Tuck, Winthrop, Grosshandler, Richards, Smith, Benjamin, Thibault).

Change Order Subcommittee will meet following the SSBC meeting to discuss the latest round of changes prior to them being presented to the full SSBC on 6/7/2022.

Misc.

Is there a **Zen Garden** in the front entrance under the stair risers? Per Chris Blessen, risers there are perforated to let light into the building. Yes, Zen rocks being added in that area. Could put tile there, and all the dust settles there. But this was meant to deter people from walking on it, although area does offer chance to rake a pattern if someone needs a break.

Discussion regarding wooden eagle carving being incorporated in new SHS.

Signage gift from class of 2021 will be incorporated as way signs for building hallways. 2021 deposited money and asked to be commemorated. Floor plans permanently mounted professionally done at major cross points. Text "gift of" adjustments suggested so it is clear that the sign, and not the building, are what the Class of 2021 donated. There would be 10+ of these instead of just one sign somewhere. Donation was \$8,500.

Any gauges in concrete will be filled with epoxy filler and then ground down and polished with the floor at the same time. Classrooms are covered by VCT. There are other solutions for a larger gouge per Mr. Rudert.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:42 PM.

Minutes approved at the June 21, 2022 SSBC meeting.