

Sharon Standing Building Committee  
Zoom Meeting Minutes  
May 24, 2022 -- 6:30 PM

**SSBC Members**

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

**SBC Attendees and Others**

Julie Rowe – SBC – HS	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
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS -present
Emily Burke – SHS, SBC -present	Chris Blessen – Tappe – HS
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS
Cheryl Weinstein – Library -present	Kyle Raposo – Consigli – HS
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 -present	John Sayre-Scibona – Design Technique – Library -present
Eric Hooper - DPW-present	Kevin Monkiewicz – Design Technique – Library
Ryan Trahan – DPW Consultant-present	John Sullivan –CHA –Library -present

Allston Potts – Senior Eng. Environmental Partners–pres. Adam Kran, P.E. Environmental Partners - present

**Open the meeting** – The Chair read script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:35 with a roll call of members in attendance.

**A. LIBRARY PROJECT**

Finance recommendation or not for the library by October 20, 2022. We will not have bids at that time but will have an estimate, and have a valid contractor's bid in time for the Town Meeting.

John Sullivan, CHA, performed constructability evaluation and will provide the review comments prior to going to the street. Dollar value per square foot based on recently bid projects is \$621/sq ft. May fluctuate, but this comes to about \$18.4M. Estimates from the library team on how much to get up to speed to Town Meeting, and subsequent conversation indicated that a not to exceed \$200K additional funds should be considered.

**MOTION:** Chair moved for SSBC to commit to the expenditure not to exceed \$200,000 to get to a bid for town meeting on Dec. 5, 2022. Seconded by Mr. Rice. Unanimously approved 7-0-0 (Slater, Richards, Thibault, Rice, Gladstone, Benjamin, Weinstein).

Chair asked Mr. Sayre-Scibona for balance of budget review to include those amounts in anticipated final cost for the next meeting on June 7, 2022. Mr. Sullivan and Mr. Sayre-Scibona need to tweak the library procurement schedule to reflect commitment going thru to Town Meeting. The Town Administrator and Finance Director are aware of this per Chair, and Mr. Gladstone will have more conversations with them regarding financing.

Ms. Amend added that if all goes well with the appeal then the Town will receive payment #2. And Mr. Gladstone said If there is not a court decision before Town Meeting then we will not go to Town Meeting. Predicated upon either a favorable or unfavorable decision from the land court they will need to think of some additional costs to get to a GC build or the project will not move forward.

## **B. DPW (Potential) WATER TREATMENT PROJECT -- 6:58 PM**

Mr. Trahan presented water system history, why PFAS water system was promulgated and enacted, history in Sharon, locations for #2 and #4, emergency response at well 4 and the design considerations. The team has experience in water treatment and PFAS. Well #4 is the largest well in town. PFAS testing started per EPA in 2013, but with really high allowances (80 parts per trillion). Sharon tested then and it came back negative. Federal gov. not yet regulating PFAS. MA MCL Oct. 2020 20ppt as sum of 6 compounds, when Sharon tested in April 2022 it came back surprisingly high at well #4 and also concerning at well #2. Those two wells were taken offline. Quick response, July 2021 temporary solution put online--- two pressure vessels with ion exchange resin, four filter cartridges in temporary rental trailer. Looking to do more long-term, DEP acceptable solution for the town.

Mr. Potts outlined water treatment needed including: Well #4 is still contaminated with PFAS, also have iron and magnesium, and some potential nitrate in the raw water. Site constraints include wetland areas, flood zones and steep slopes in the vicinity of these well sites. Well #2 site holds a treatment building for both wells in current plans. Water main improvements, redeveloping site at well #2, and solar panels for new facility also considerations.

Building construction can be done under Chapter 149, will require RFQ for OPM. Depending on final cost, if exceeds \$10M will need to prequalify, if under \$10M it's optional to prequalify. But adds significant cost to the contract.

Estimated project cost is \$15.8M for work to be done about a year from now. DPW secured ARPA Grant money and SRF funding (restrictions with Build America/Buy America). Water Department borrowing potential source of funds. Volatile market currently.

Mr. Thibault asked how to handle the replacement media at well #4 currently. Costs are being handled via the operating budget (over \$100K).

Mr. Rice asked about timing and how SSBC can help. Seems OPM needed immediately. Mr. Thibault asked to clarify that SSBC is not needed for Project 1 as that is just being run by the Water Department and Environmental Partners. Mr. Hooper agreed, just project 2.

The pre-procurement is focus of OPM. Mr. Rice thinks statute only requires OPM for construction. Mr. Trahan said OPM needed more upfront rather than for construction in this type of project. Likely Q4 by time OPM can be hired since it's already almost half way thru year.

Well 4 Land a Water Supply Reservation since 1928.

Chair not adding responsibility for this job. Chair moved that Mr. Thibault and Mr. Rice will co-lead the water treatment building through RFQ + RFP and up to the point of bringing an OPM who can be the main contact for the project on board. Then the OPM can take the lead and reporting to the SSBC. Chair assumed unanimous consent due to no objection to that as a process. (Slater, Rice, Richards, Gladstone, Benjamin, and Thibault present.)

Chair asked that they decide which of them will be the main point person and let the committee know.

## **C. ADMINISTRATION 7:47 PM – Matt Grosshandler joined meeting.**

## 1. MEETING MINUTES

The SSBC minutes of **May 10, 2022**, were presented for approval by roll.

**MOTION:** Chair moved to approve the SSBC minutes of **May 10, 2022**. Seconded by Mr. Slater. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

## 2. HIGH SCHOOL INVOICES

Invoices for review and approval at the 5.24.2022 SSBC meeting for the Sharon HS project are as follows:

- **Apple, Inc. Invoices:** Mr. Gulino confirmed for the Chair that all Apple Inc. purchases and related insurer documents to protect the town are in place for items stored at school and/or at Hub Tech.

**MOTION:** by Chair to approve invoices from Apple Inc. Invoice AH33140776 dated 3.23.2022 totaling \$4,500.00 billing against Order #2211028529 and Billing against Order # 2211003775: Invoice AH33179007 dated 3.23.2022 totaling \$63,529.95, Invoice AH33813253 dated 3.27.2022 totaling \$134,304.00, Invoice AH34014259 dated 3.27.2022 totaling 33,576.00, Invoice AH34584941 dated 3.29.2022 totaling \$131,850.00 for a total amount of \$367,759.95. Seconded by Ms. Benjamin. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

- **Consigli Construction Co., Inc. Requisition No. 027 totaling \$8,048,700.49 dated 5.17.2022 for the period of April 2022:**

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 April 2022 is due fifteen days from tomorrow, 5.18.2022, the required submission date to the Town of Sharon for inclusion on the 5.24.2022 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 027 for April 2022 is Wednesday, June 1, 2022.

**MOTION** by Chair to approve invoices from Consigli Construction Co., Inc. totaling \$8,048,700.49 dated 5.17.2022, Seconded by Mr. Slater. Unanimously approved 7-0-0 (Rice, Slater, Gladstone, Richardson, Benjamin, Thibault, Grosshandler).

- **Tappe Architects, Inc. 220404 totaling \$167,708.33 dated 5.04.2022 for April 2022.** This invoice includes the following:
  - \$167,708.33 for the period of April 2022: Construction Administration Fee billed in compliance with Tappe's 12.02.2019 DD through Close Out Fee Draw Down Schedule and covered by Tappe's Contract Amendment No. 002 dated 11.19.2019.

PMA has reviewed this invoice and we are recommending payment by the Town of Sharon.

- **PMA invoice 04200.00-48 totaling \$100,213.00 dated 5.11.2022 for the period of April 2022.** This invoice includes the following:
  - LS fee of \$94,603.00 for Construction Administration Phase reflected in PMA Contract Amendment No. 002 dated 12.02.2019. This LS billing includes the following backup:
    - PMA actual hours Billing Backup.
    - Lump Sum v. Actuals Matrix.
  - Reimbursables totaling \$5,610.00:
    - Intertek (Architectural Testing Inc) Inv. 345116 dated 4.27.2022: \$3,025.00 : Building Envelope Testing on April 5, 2022.

- UTS of Massachusetts Inv. 99014 dated 4.01.2022: \$1,980.00 : Required 3<sup>rd</sup> party construction testing services for parts of February, March, and April 2022.
- Projectdog Inv. 19059 dated 1.22.2022: \$605.00: FF&E Procurement Electronic Bid Hosting.

#### **IT Vendor Invoices:**

- **Hub Technical Services, LLC:** Inv. 22-12753 dated 4.26.2022 totaling \$39,479.10. Billing against Order #006619.

Mr. Gulino confirmed for Chair that this Hub Technical invoice has been approved by Tappe, by PMA, and the school.

- **ProAV Systems, Inc. Invoices:**

- Invoice 38207 dated 4.29.2022 totaling \$73,875.00. Billing against Order #CLE-0031.
- Invoice 38208 dated 4.29.2022 totaling \$72,407.00. Billing against Order #SHA-0004.
- Invoice 38366 dated 5.16.2022 totaling \$81,560.43. Billing against Order #SF021622.

Mr. Gulino confirmed for Chair that this Hub Technical invoice has been approved by Tappe, by PMA, and the school and added that all necessary certificate of insurances are in hand as well.

#### **FF&E Vendor Invoice:**

- **Flinn Scientific** invoice 2690761 dated 3.25.2022 totaling \$5,072.50. Billing against Order #SHS-006.

**MOTION:** by Chair to approve the following: invoice for Hub Technical Services, LLC: Inv. 22-12753 dated 4.26.2022 totaling \$39,479.10; ProAV Systems, Inc. invoices 38207 dated 4.29.2022 totaling \$73,875.00, 38208 dated 4.29.2022 totaling \$72,407.00 and 38366 dated 5.16.2022 totaling \$81,560.43; Flinn Scientific invoice 2690761 dated 3.25.2022 totaling \$5,072.50, Tappe Architects, Inc. invoice 220404 totaling \$167,708.33 dated 5.04.2022; and PMA invoice 04200.00-48 totaling \$100,213.00 dated 5.11.2022 for a grand total of \$540,315.36. Seconded by Ms. Benjamin. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

Chair noted for the record that PMA billing for the month is 94,603, their time charges are \$127,000. They are only \$155,000 ahead of us.

### **3. LIBRARY PROJECT INVOICES:**

- **For legal services in library project litigation effort** received from Mead, Talerman & Costa Invoice 11696 dated April 18, 2022, in the amount of \$652.50.

**MOTION** by Chair to approve Mead, Talerman & Costa Invoice 11696 dated April 18, 2022, in the amount of \$652.50. Seconded by Ms. Benjamin. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

## **D. 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.
- b. Project team to focus on critical schedule items

### 3. Change Order 018 and Transfer Change Order 016T

- a. Change Order 018 and Transfer Change Order 016T for review and approval by the SSBC. These were reviewed and approved by the change order subcommittee on 5/10/2022

CR101\_RFI-377\_Deleted\_Plumbinbg\_at\_Fume\_Hoods = (7,510)  
CR140\_RFI-502\_Misc.\_Lighting\_Control\_G\_Bldg = \$5,288  
CR165\_RFI-497\_Fire\_Alarm\_Clarifications\_at\_Auditorium = \$2,547  
CR167\_-\_RFI-499\_Building\_G\_Corridor\_Electrical = \$24,210  
CR176\_RFI-511\_Electrical\_&\_Architectural\_Coordination = \$7,470  
CR179\_RFI-258\_Kitchen\_1273B\_Lighting = \$1,260  
CR180\_RFI-545\_Dishwasher\_Connections = \$1,704  
CR181\_RFI-563\_Blackbox\_Theater\_Bleacher\_Power = \$10,773  
CR182\_-\_RFI-570\_Mat\_Hoist\_Power = \$859  
CR183\_-\_RFI-571\_Control\_Room\_Power = \$5,897  
CR187\_-\_RFI-485\_Roof\_Drain\_Pipng = \$2,075  
Total Proposed Changes for Subcommittee Review = \$54,573  
Transfer Change Orders Reviewed by the Subcommittee on 5/10/2022:  
AT025\_Changes\_to\_Hardware  
AT031\_RFI-150\_Drainage\_Structures\_&\_Piping

### 4. Invoices

- Outlined above under Invoices for approval.

### 5. Change Order Subcommittee

- a. The 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.

### 6. Moving teacher materials from old to new school

Less expensive to have teachers pack their own materials rather than moving company.

### 7. Donating Materials from Old School

Donation company option, IRN. They will fill shipping containers and then donate to schools and countries in need. Extended lead times for shipping containers though. Need to do contract by June 3. Town bylaw allows for Town Department heads and residents to go thru school and take what they need. Mr. Gulino seeking a 'not to exceed' amount so PMA can work with the donation company. Otherwise what remains will be turned over to abatement and demo team.

## CM 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	\$1,442,382	(CO 1-17) (1.19%)
g) Current GMP Amount	\$122,701,981	

## 2) Change Orders Not Approved

a) Tentatively Approved	\$54,573	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$230,181	(Under review by the Team)
c) Potential Changes	\$229,643	(Not yet submitted)
d) Total Not Approved	\$459,824	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$514,397	(sum of a, b & c; 0.42% 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	\$0	(Approved by the Team)
iii) Pending	\$297,877	(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	\$572,134	
ii) Tentatively Approved	\$17,065	(Approved by the Team)
iii) Pending	\$52,146	(Potential & Submitted)
iv) Total Transfers	\$641,345	(31% of Starting Amount)
j) Current Anticipated Balance	\$3,176,213	(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) Eversource transformer delivered on Friday, secondary cable pulling ongoing
- b) Gas meter installed on Friday
- c) Wrapping up UG utilities Northeast Corner of Bldg

### ii) Athletic Facility & Field

- a) Truss installation complete, working on remaining rough carpentry
- b) Track spraying is ongoing

### iii) Interior Fitout/Finishes

- a) C & D & E Buildings
  - (a) Door & HW Installation Ongoing
  - (b) Markerboard & Tackboard Installation ongoing



- (c) Wood ceiling installation ongoing
  - (d) Finish carpentry/millwork install ongoing
  - (e) Interior Glass Partition tracks installed, glazing to start this week
  - (f) Subs working to complete activities throughout (final taping, detailing etc...)
- b) F Building
  - (a) Gym floor nailing complete, finish installed at bleacher locations
  - (b) Gym bleachers scheduled for delivery this week
  - (c) Door & HW installation ongoing
- c) G Building
  - (a) Casework Installation is wrapping up, circling back to complete counters
  - (b) Installation of plumbing finish in casework ongoing, wall devices wrapping up
  - (c) Doors & HW Install ongoing
- d) Auditorium/Black Box
  - (a) Overhead work complete, dance floor removal in progress
  - (b) Texas Scenic scheduled for next week to commence installation of theater rigging
  - (c) Final painting is ongoing in black box and stage
  - (d) Placed catwalk & mezzanine tiered seating first placement last week
  - (e) Stair 7 (back of auditorium) scheduled for delivery tomorrow
- e) A & B Building
  - (a) Wall tile in B Building ongoing
  - (b) Millwork install in A building is ongoing
  - (c) Light fixture install ongoing
  - (d) Stair 8 complete, stair 9 to commence once overhead work complete (EOW)
  - (e) Duct install ongoing in B Building on first and second floor
- iv) Exteriors
  - a) Marvin window installation substantially complete, enhancement work ongoing
  - b) TAKTL Panel – backup system complete, additional panel delivery received however due to sequencing still cannot complete installation
  - c) North Façade Curtainwall install ongoing, currently glazing
  - d) Final glazing misc curtainwalls and installing snap covers to complete CWs throughout
  - e) ACM panel soffit installation ongoing
- v) Mechanical Room
  - a) All MEP subs are in boiler/main electric room completing final connections and equipment. See photos.
- vi) Miscellaneous
  - a) Network Switches – team has developed a strategy for temporary system while we wait for permanent switches (Scheduled to ship on 6/30 still). Should include all required functionality with exception of data jacks (IE mainly wifi only except for select designated locations).

## 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	+18
Substantial Completion (Phase 3)	8/1/2023	8/1/2023	0	0

## 8) Items to Review

- a) Requisition #27 for April
- b) Owner Change Order #18

c) Transfer Change Order #016T

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

10) Project Photos

### **Schedule Review Highlights**

Eversource has been onsite twice last week and planning for permanent power in the next 1-2 weeks. Tappe reviewing corrective action and they along with CM will meet with Marvin next Tuesday. Marvin is doing internal self-testing with good results per Mr. Rudert.

Network switches temporary solution developed by team to allow 70-80% functionality. Network switches are thru Griffin for project. Pure availability issue for switches. Manufacturer is waiting for materials to make the switches. Data ports may need switches from old SHS temporarily.

Mr. Rudert confirmed the security system will be fully operational as a priority. Priority given to security system, phones, access points, and then data jacks if any capacity left.

### **Teacher Packing**

Cost for teachers moving at \$32k, moving company at \$77k, so PMA wrote contract to moving company without teacher items included. Diamond's contract includes moving the boxes that are packed. Text books, supplemental teacher materials such as rulers, binders, supplemental education materials are the items they may have for packing. Pay slips will be submitted for this fiscal year for packing and on next fiscal year for unpacking.

**MOTION:** by Chair that SSBC confirms reimbursement to teachers for packing and unpacking at the rate of \$20 per hour not to exceed 12 hours for packing and unpacking not to exceed \$40,000. Seconded by Ms. Benjamin. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

### **Surplus Inventory, etc.**

Price per container roughly \$7,800. Diamond estimated about 7 containers. Estimate of \$70,000 for entire process to occur. Pricing has been fluctuation with supply chain issues. PMA seeking not to exceed \$100,000 for IRN.

Extended lead times for shipping containers though. Need to do contract by June 3. Town bylaw allows for Town Department heads and residents to go thru school and take what they need. Mr. Gulino seeking a 'not to exceed' amount so PMA can work with the donation company. Otherwise what remains will be turned over to abatement and demo team.

Mr. Grosshandler asked if spend to let surplus go is typical? Mr. Nigro explained that PMA claiming surplus and donating does not run afoul of surplus designation where as a liquidator selling items for a profit may. Divert and donate one option, or else leave behind and pay demo contractor to landfill it. They recycle what they can. Reuse is what is more typical now. There is a budget in the allowance for sundry items. IRN has worked well for other schools Mr. Nigro has worked with.

Contract needed by June 3, still have several weeks to go through process with town and public interested in the surplus. Discussions related to bylaw that allows Town Departments and residents to remove surplus items from the closing school. Not possible to allow anyone to take the building apart or "smash" walls. There are asbestos and unsafe materials to avoid. Resident walk through is supervised.

**MOTION:** Chair moved to approve IRN not to exceed \$100,000 with the caveat that SSBC reserves the right to lower the



number of containers needed. Seconded by Ms. Benjamin. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

**Change Order 018 and Transfer Change Order 016T**

**MOTION:** Chair moved to approve transfer Change order 016T dated May 17, 2022 transfer in the amount of \$17,065. Seconded by Richards. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

**MOTION:** Chair moved to approve Change order 018 in the amount of \$55,573. Seconded by Richards. Unanimously approved 7-0-0 (Slater, Richards, Rice, Gladstone, Benjamin, Thibault, Grosshandler).

**ADJOURNMENT:** Through unanimous consent the meeting ended at 9:07 pm.

Minutes approved at the June 21, 2022, SSBC meeting.