

Sharon Standing Building Committee  
Zoom Meeting Minutes  
July 5, 2022 @ 6:30 PM

**SSBC Members**

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present
Deb Benjamin, Vice Chair	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	Kevin Nigro – PMA – HS
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS -present
Meg Dussault - SBC	Chris Jankun – PMA
Joseph Scozzaro – HS Principal	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA -present
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC	Chris Blessen – Tappe – HS
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS -present
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library	Mike Winters – Consigli – HS
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
Eric Hooper - DPW	Kevin Monkiewicz – Design Technique – Library
Ryan Trahan – DPW Consultant	

**Open the meeting –** The Chair read script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:31 PM with a **ROLL CALL** of members in attendance.

**A. ADMINISTRATION**

**1. Meeting Minutes**

The following SSBC minutes of **June 21, 2022**, were presented for approval by roll.

**MOTION:** Chair moved to approve the SSBC minutes of **June 21, 2022**, SSBC meetings. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

**2. Invoices**

**HIGH SCHOOL PROJECT INVOICES:**

- **Consigli Construction Co., Inc. Requisition No. 028 totaling \$5,863,517.80 dated 6.27.2022 for the period of May 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 May 2022 is due fifteen days from today, 6.29.2022, the required submission date to the Town of Sharon for inclusion on the 7.05.2022

SSBC Meeting Agenda. Thus, payment of this Consigli Req. 028 for May 2022 is Wednesday, July 13, 2022.

**MOTION:** Chair moved to approve the Consigli Construction Co., Inc. Requisition No. 028 totaling \$5,863,517.80 dated 6.27.2022 for the period of May 2022. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

### **3. Invoices**

#### **LIBRARY PROJECT INVOICES:**

Mead, Talerman & Costa LLC's invoice 12127 dated June 20, 2022, totaling \$1,282.50 for legal services regarding the library project.

**MOTION:** Chair moved to approve Mead, Talerman & Costa LLC's invoice 12127 dated June 20, 2022, totaling \$1,282.50. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

Water Department Site Tours upcoming.

#### **C. DPW – WATER TREATMENT FACILITY PROJECT**

RFQ for OPM middle of August. Looking for OPM on board about Nov. 1, 2022. DPW OPM RFQ is a framework because it's a non-MSBA solicitation for which a design had already been selected.

#### **D. LIBRARY PROJECT**

Property that abuts library, 66 North Main Street, up for sale for \$899,000.

### **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.
- b. Consigli to provide update on the wood window installation.

#### **3. MSBA PFA Bid Amendment**

- a. The MSBA has granted an extension of the Towns review of the budget spreadsheet (3011 Form). Final review/ approval of the document to occur.

#### **4. Project Schedule Extension Request**

- a. Consigli Construction has formally requested a schedule extension to July 25, 2022, which is on a time, no cost basis. CCC is seeking approval of a no-cost change order to change the substantial completion date to July 25, 2022.

#### **5. Change Order and Transfer Change Order**

- a. SSBC review and approval of Change Order 019 and Transfer Change Order 018T. These changes were

reviewed and approved by the Change Order Subcommittee on 6/21/2022.

#### **6. 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 7/19/2022.

### **Project Updates:**

#### **Project Schedule Extension Request – No cost change to July 25, 2022**

Consigli Construction has **formally requested a schedule extension to July 25, 2022**, which is on a time, no cost basis. CCC is seeking approval of a no-cost change order to change the substantial completion date to July 25, 2022. Late afternoon today an email including comments on the most recent schedule update for July 25, and PMA's recommendation to approve it was circulated. Chair asked if in the future documents could be provided a week ahead so members can review prior to a meeting. Chair requested conversation tonight and approval at the next meeting. Building committee should have an opportunity to read it before being asked to approve it. Difficult position for CC, but only because documentation was provided at a late time. Mr. Rudert noted that Consigli did not provide the documentation. Chair noted that the date of July 25, 2022, has been understood date for a while, but this is a procedural issue.

Mr. Lowther was present to note that CC provided documentation regarding the delay. It does appear to PMA rep, Mr. Lowther that electrical related problems across the project affected installations at a critical time. Mr. Lowther came up with a 7/22 date which is within three days of what CC has been working towards. So, he recommended 26 day extension be accepted.

Chair forwarded to members the email that Mr. Gulino had forwarded to the Chair regarding this item, After the members have chance to review memo and PMA's analysis of the schedule and written conclusions, SSBC will take it up at next meeting.

Mr. Gulino. said that the **move process** is going well. School will be available to the teachers on August 11. Teacher training starts on August 25. All schedules have been worked out by Mr. Kopacz, PMA, school admin.

Mr. Smith asked if all commissioning will be completed. **Code required minimum system verification** is the goal by Aug. 25. Mr. Blessen added that we don't have projectors currently either.

#### **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 1-18) (1.23%)
g) Current GMP Amount	\$123,041,594	

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

a) Tentatively Approved	\$22,830	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$333,576	(Under review by the Team)
c) Potential Changes	\$222,089	(Not yet submitted)
d) Total Not Approved	\$555,665	(sum of b & c)

e) Total Potential Changes (*incl. tent. approved*) \$578,495 (*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 \$822,094  
ii) Tentatively Approved \$22,446 (*Approved by the Team*)  
iii) Pending \$152,838 (*Potential & Submitted*)  
iv) Total Transfers \$997,378 (*48% of Starting Amount*)  
e) Current Anticipated Balance \$1,626,668 (*82% Remaining*)

**4) Allowances**

f) Beginning Amount \$2,040,000  
g) Amount from Savings from Buyout \$1,573,446 (*Note \$204,112 to Temp Gen Allowance*)  
h) Current Amount \$3,613,446  
i) Requests Against Allowances  
i) Approved \$418,513  
ii) Tentatively Approved \$3,998 (*Approved by the Team*)  
iii) Pending \$62,592 (*Potential & Submitted*)  
iv) Total Transfers \$585,103 (*24% of Starting Amount*)  
j) Current Anticipated Balance \$3,128,343 (*153% Remaining*)

**5) Requisitions (*thru Req #28 for May 2022*)**

a) Total Completed to Date \$86,107,865 (*69.98%*)  
b) Retainage Withheld \$4,096,730 (*-*)  
c) Total Due to Date \$82,007,135  
d) Total Paid to Date \$76,143,617  
e) Total Current Payment Request \$5,863,518 (*Req #28*)

**6) Schedule**

**i) Utilities & Sitework**

- a) Eversource was onsite today working on mounting primaries to pole. Still awaiting terminations and permanent power
- b) Concrete subcontractor currently working on outdoor classroom
- c) Misc. site concrete placements continue

**ii) Athletic Facility & Field**

- a) Interior MEP work commencing

**iii) Interior Fitout/Finishes**

- a) Ceilings
  - (a) A Building rooms, classrooms and F1 Community Ed have been flooded
  - (b) Wood ceiling installation continues in Main Corridor continues, nearing 70% complete
  - (c) Dining slat ceiling to commence this week.
- b) Paint
  - (a) Final paint ongoing in D building
  - (b) Mezzanine Rail Painting ongoing in Auditorium
- c) Flooring
  - (a) LVT currently installing on A
  - (b) Locker room install complete (rubber)
  - (c) Allegheny is installing carpet in F1
  - (d) Polished concrete ongoing

- d) Misc./Specialties
  - (a) Interior glass partition work ongoing
  - (b) Won-Door Security Grille installation ongoing
  - (c) Plastic locker installation ongoing in locker rooms
  - (d) Accessory installation ongoing
  - (e) Pipe grid install ongoing in STEAM/TV Studio
- e) Auditorium/Black Box
  - (a) Texas Scenic to complete stage rigging tomorrow (less curtains)
  - (b) Black box bleacher install complete
  - (c) Kenvo to install stage flooring commencing this week
  - (d) Millwork installation ongoing in auditorium
- f) Gymnasium
  - (a) Kenvo Flooring working floor finishing, scheduled to complete with lines and graphics next week.
- iv) MEP/FP
  - a) Electrical panel fitout nearing completion
  - b) HVAC subcontractor onsite with startup, cx & LV electrical preparing for permanent power and system checkout
  - c) Sheetmetal finish ongoing
  - d) Plumbing is completing final connections
- v) Exteriors
  - a) TAKTL Panel – installation ongoing on A, B & C wings
  - b) Exterior Main Entrance scheduled for Saturday
  - c) ACM panel front entry canopy ongoing
- vi) Mechanical Room
  - a) All MEP subs are in boiler/main electric room completing final connections and equipment. Ready for permanent power to being startup
- vii) Miscellaneous
  - a) Lack of Permanent Power – System Startup

**Utilities and site work: Permanent power** currently biggest roadblock. Ceilings are closed up as much as they can be until CC removes temporary lighting. Temp. lighting out of majority of classrooms and flooded those ceilings. So, no lighting in those areas. Relying on natural lighting and then task lighting from individual contractors as needed. Can't do that in core of building, so can't flood ceilings in areas where there's temporary power. Trying to use temporary power and extension cords and such to jump power to HVAC controllers and HVAC components to do testing prior to permanent power being established. Testing and tab process can't start until permanent power is installed. Originally had shown a mid-May drop-dead date for permanent power. It's been slipping for past month or so and they are going to have to get creative with backend activities. If permanent power installed happens in next couple of days, CC still on track for July 25, 2022. Need to check in with the utility company as it's getting concerning. Anything that can be done to push on the utility service would be helpful per Mr. Rudert.

Ms. Tuck asked for update on town's involvement on this. Chair said **Ted Philips contacted** three weeks ago and he reached out to the legislature liaison to the utilities. Difficult to deal with the utilities because they are a monopoly. Chair noted that Mr. Raposo and CC have been pursuing Eversource for a long period of time, but Eversource has own drummer.

CC waiting for Police and Fire on some **back to school logistics** for next year and may impact tennis courts area where trailers are. Setting up paving and temporary asphalt.

**Waste Water Treatment Plant** -- Pride Environmental continuing with work and, so far, no major issues. Vinagro completed deep excavation for 6,000 gallon tank and lift station. Still working on pipes in and out and inside the tanks themselves.

Per Mr. Thibault, definition of **flooding** in this construction context is flooding with tile, not water flooding the area.

## 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) Project Photos

Chair noted OAC job meeting #104 was today, so 2 years completed.

Football field turn over scheduled for this Friday. Mr. Kopacz confirmed handheld hose mandate exemption for football fields per Water Dept.

## 9) Items to Review

- a) CO 019
- b) TCO 018T

**MOTION:** Chair moved to approve CO 019 in the amount of \$22,830. Seconded by Ms. Winthrop. Unanimously approved 8-0-0.

**MOTION:** Chair moved to approve TCO 018T in the amount of \$0. Seconded by Ms. Winthrop. Unanimously approved 8-0-0.

**Excess chemicals removal funds.** Superintendent submitted letter requesting additional funds for chemical prep room and science lab clean up from the project budget in preparation for the move. Estimate for \$15k in excess chemicals and other items that need to be removed.

**MOTION:** Chair moved to approve the additional \$15k in removal costs as part of the job. Ms. Tuck seconded.

Mr. Thibault asked for clarification that it will be turned over to the subcontractor or the abatement subcontractor and they will handle it properly? Chair agreed. Ms. Burke received quotes from two of the five contractors she asked for quotes and that is where the \$15K is coming from. Mr. Kopacz was told by Mr. Raposo that the contractor did not have responsibility for this, care of chemicals should be picked up by the school. Clean Harbors is coming on July 25, 2022, to remove the chemicals.

Chair will withdraw previous **MOTION**.

**MOTION:** Chair motioned to authorize the school to having chemicals removed at a cost not to exceed \$15,000. Seconded by Mr. Rice. Unanimously approved 8-0-0 (Slater, Gladstone, Tuck, Winthrop, Rice, Smith, Richards, Thibault).

Mr. Thibault requested a simple schedule of the **upcoming dates** for move in for teachers, students, etc. from PMA.

Mr. Blessen alerted SSBC that **Epson projectors** ordered in December will not make the July deadline. Maybe October, but they aren't even sure about that. True for a whole bunch of schools with same Epson projector issue. Team seeking solutions currently. No other FFE vendors have said anything like that.

Mr. Smith requested a **security procurement update**. Mr. Blessen said seems to be fine. Mr. Rudert didn't hear anything regarding permanent **switches**, so as of today, CC going with temporary switches. Chair confirmed with Mr. Rudert that ultimately the system being installed now will not be the permanent switches solution.

Most recent **Marvin fixed window testing** had positive result per Mr. Rudert. Since then, tested windows with **operable vents**; five out of six did not pass. Problem was not related to the problem they'd been looking to solve over last six months. Mr. Rudert said they are finding that something is going on with operable sash and sash adjustment that sits in the frame of the opening. The water is coming in through the sashes and is not coming in thru the surround or not coming thru the emollient or the glazing which is where the water issue was before. So seems issue is isolated to the sashes. Intertek will be on site tomorrow to do more tests to confirm CC hypothesis that the issue now is contained just to the operable sash. If that's the case, it's a solvable issue per Mr. Rudert. Might need a fine point adjustment or a clasp adjustment, there are things that can be done. Can maybe do sash-isolated testing. He will report back in two weeks.

Mr. Richards asked if **public walk through scheduled**? Ms. Tuck noted that she will have a show on SCTV when it is 99% complete. Ms. Burke believes October 2022 event for the general public is in planning stages.

**ADJOURNMENT:** Through unanimous consent, the meeting ended at 7:51 PM.

Minutes approved at the July 19, 2022, SSBC meeting.