

Sharon Standing Building Committee

Tuesday, July 19, 2022 @ 6:30 PM

Zoom Meeting Minutes

SSBC Members

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present
Deb Benjamin, Vice Chair -present	Richard Slater	Sara Winthrop
Matt Grosshandler -present	Steve Smith -present	
Rick Rice	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
Meg Dussault - SBC	Chris Jankun – PMA -present
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 -present	Chris Blessen – Tappe – HS -present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS -present
LeeAnn Amend – Library	Mike Winters – Consigli – HS -present
Jim Devellis – develliszein - 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 meeting opened at 6:30 PM. Mr. Gladstone, Ms. Benjamin, Ms. Tuck, Ms. Rowe, and Mr. Thibault were present. Quorum reached by 6:40 PM.

B. 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	\$1,519,785 (CO 1-19) (1.25%)
g) Current GMP Amount	\$123,064,424

2) Change Orders Not Approved

a) Tentatively Approved	\$58,502 (Recommended by SSBC Change Com.)
b) Submitted Changes	\$282,118 (Under review by the Team)

- c) Potential Changes \$240,883 *(Not yet submitted)*
- d) Total Not Approved \$523,001 *(sum of b & c)*
- e) Total Potential Changes *(incl. tent. approved)* \$581,503 *(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 \$844,540
 - ii) Tentatively Approved \$112,578 *(Approved by the Team)*
 - iii) Pending \$54,463 *(Potential & Submitted)*
 - iv) Total Transfers \$1,011,581 *(48% of Starting Amount)*
- e) Current Anticipated Balance \$1,612,429 *(77% 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 \$422,511
 - ii) Tentatively Approved \$43,343 *(Approved by the Team)*
 - iii) Pending \$109,804 *(Potential & Submitted)*
 - iv) Total Transfers \$575,658 *(24% of Starting Amount)*
- j) Current Anticipated Balance \$3,128,343 *(153% Remaining)*

5) Requisitions *(thru Pencil Req #29 for June 2022)*

- a) Total Completed to Date \$93,832,764 *(76.26%)*
- b) Retainage Withheld \$4,313,442 *(-)*
- c) Total Due to Date \$89,519,322
- d) Total Paid to Date \$82,007,135
- e) Total Current Payment Request \$7,512,187 *(Req #29)*

6) Schedule

Utilities & Sitework

- i) Paving at the bus loop and sidewalks at gate A and B
- ii) Paving at the main entrances in and out of the north side entrances.
- iii) WWTP inside of the plant work continues – piping and vent installation ongoing, tank and pump station structures are complete
- iv) Work continues on the bioretention system and we are subgrading in preparation for loam installation and planting in the next couple of weeks.
- v) Footings are ongoing for the pressbox. Big milestone.

Interior:

- b) Activities that are ongoing:
 - i) Final polish of the flooring – on track for middle/end of next week.
 - ii) Turning on fixtures, outlets and removing temp lights in order to install ceiling tile.

- iii) Wrapping up flooring throughout and on track for middle of next week.
- iv) Wall touch ups and final paint, wall base is ongoing
- v) Gym floor is complete
- vi) Millwork wrapping up some paneling under the stairs and the benches in the main lobby
- vii) Wrapping up our exterior entrance doors and vestibules
- viii) Actively turning on power to HVAC equipment and completing start up
- ix) Chlorinated the domestic water system yesterday and we are flushing it today.

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	8/11/2022	-42	-16	
Substantial Completion (phase 3)	8/1/2023	8/1/2023	0	0	

New building inspector is working with Consigli for an August 11, 2022, occupy the building date. The July 25 date was no longer viable. August 22 is the first day teachers and staff are in building beyond just setting up their rooms.

Day 2 List included items impacted by delays for various reasons. Some items affect use but not occupancy. Center section of **mezzanine seating kneewall** obscures the front four feet of the stage. Corrections included in shop drawings weren't implemented. Considering lowering the kneewall and putting in a glass railing. Or, raising seating up seven inches higher as the more aggressive solution. This should not impact occupancy in any way.

Toilet partitions ship date has slipped three times. Revised date is for next week, assuming they show up, need a week and a half to install.

Metal lockers have three confirmed ship dates thru mid-August. Also, some code-required **exhaust fans** are delayed among other items such as the **interior glass partition doors**.

Testing and Balancing (TAB) to get building to proper pressurization needed. Ms. Benjamin asked how will the lack of fume hoods affect the ability to properly balance the building? If exhaust fans aren't operational when TAB gets to those rooms, Mr. Rudert will check if they have enough exhaust coming into them to affect testing or if the exhaust is negligible. Motor starters were delayed. Need to get fresh air first so they can open the building, TAB to follow. Getting units on and operating is the priority.

It is critical to add 32 **exit signs**. Main **pass-thru window** at entry way needs temporary solution because that window was delayed until the first week in September.

Mr. Gladstone concerned about **WWTP**. He asked to include it on the Day 2 list. Treatment plant was shut down. They chlorinated this week. Fifteen gallons per minute pumping thru school currently. Mr. Thibault questioned whether school could open using tankers? There is a 20,000-gallon tank that can be a backup and pumped as needed until the plant is back up. Mr. Rudert said this was only an ultimate fallback solution. Existing FET was undersized, so the new 6,000-gallon tank CC added gets total treatment plant up to 32,000 gallons. Mr. Rudert mentioned meeting with Pride Environmental, site contractor, and others tomorrow. One concern was existing gas meter for the treatment plant still located on the existing SHS. They can run gas from this until Columbia can move it, just may delay the demo.

8) Items to Review

- a) CO 020

- b) TCO 019T
- c) CO 001S
- d) Day 2 List

7:06 PM - Change Order and Transfer Change Order

- a. SSBC review and approval of Change Order 020 and Transfer Change Order 019T. These changes were reviewed and approved by the Change Order Subcommittee on 7/5/2022.

Change Order 020 included added steel and drafting. 019T and 1S reviewed by the project team and the subcommittee and approved by both.

MOTION: Chair moved to approve Change Order 020 dated July 14, 2022, in the amount of \$58,502.00 Seconded by Ms. Tuck. Unanimously approved 8-0-0.

MOTION: Chair moved to approve Change Order TCO 019T dated July 14, 2022, in the amount of \$.00 Seconded by Ms. Tuck. Unanimously approved 8-0-0.

A. ADMINISTRATION

1. Meeting Minutes

The SSBC minutes of **July 5, 2022**, were presented for approval by roll.

MOTION: Chair moved to approve the SSBC minutes of **July 5, 2022**, SSBC meeting. Seconded by Mr. Smith. Approved 5-0-3 (Rowe, Grosshandler, Benjamin abstained).

2. Invoices

HIGH SCHOOL PROJECT INVOICES:

Invoices for review and approval at the 7.19.2022 SSBC meeting for the Sharon HS project are as follows: (**SPECIAL NOTE:** *There is NO Consigli Req. 029 for June 2022 being submitted for review/approval at the 7.19.2022 SSBC Meeting. That will be finalized and ready for committee review/approval at the 8.02.2022 SSBC Meeting.*)

- **Tappe Architects, Inc. 220604 totaling \$167,708.33 dated 6.30.2022 for June 2022.** This invoice includes the following:
 - \$167,708.33 for the period of June 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 04200.00-50 totaling \$111,267.21 dated 7.08.2022 for the period of June 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 \$16,664.21:
 - Intertek (Architectural Testing Inc) Inv. 348987 dated 6.30.2022: \$14,817 : Building Envelope Testing for June 2022.
 - UTS of Massachusetts Inv. 100319 dated 6.24.2022: \$651.20 : Required 3rd party construction testing services for June 2022.
 - ULINE Inv. 148609764 dated 5.06.2022: \$1,196.01 : PMA Credit Card Payment for Packing Supplies order by PMA at the request of Sharon Schools. (No PMA markup being billed).

MOTION: Chair made omnibus motion to approve an invoice for Tappe Architects, Inc. 220604 totaling \$167,708.33 dated 6.30.2022 for June 2022 and PMA invoice 04200.00-50 totaling \$111,267.21 dated 7.08.2022 for the period of June 2022. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

CO 001S -- NO COST EXTENSION OF TIME

Consigli Construction has formally requested a schedule extension to July 25th, 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.

Kevin Nigro noted that Eric Lowther who performed the analysis was on the call too. This was two months of schedule reviews and analysis. PMA in agreement with Consigli. Intent is to stop liquidated damages against Consigli from June 29, 2022, through July 25, 2022. Mr. Nigro and Mr. Rudert concurred on dates and intent.

Mr. Smith questioned why August 11, 2022, was discussed earlier this evening and clarified with Mr. Nigro that this was really a protection against liquidated damages. Mr. Nigro explained that this review took a significant part of time to analyze TIA #1. The August 11 date change came up last week. Consigli considered putting in another TIA for the August 11, 2022, date. PMA's Mr. Nigro recommended CC keep what was in front of the committee under consideration. There will be another request that will be put in front of the committee with PMA comment. Mr. Rudert pointed out that their focus was on getting kids into the building. Liquidated damages were approximately \$6,000 per day. There is a no cost schedule adjustment, no other conditions per Mr. Rudert. Chair pointed out that with unusual circumstances between covid and supply change issues it was a reasonable adjustment.

MOTION: Chair moved approval of Change Order 001S as a no cost extension of time. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

TEMPORARY PROJECTORS

MOTION: by Chair to ratify the following instruction given by the chair to the architect: To have the architect instruct ProAV to purchase a number of projectors (approximately 55) at a cost to be billed to the project of \$975 each. The project will pay ProAV for the purchased projectors, such payment to be applied as a partial payment on the original contract. The projectors will be temporarily installed by ProAV in the classrooms. When, and if, the previously ordered Epson projectors become available, ProAV is to remove the temporary projectors and install the Epsons. The total cost to the project, if the Epsons are received and installed, will not exceed the original contracted cost with ProAV. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

This instruction was required because of the very recent communication from Epson that they would not deliver the previously ordered projectors in time for the opening of school. Tappe, PMA and Tony Kopacz are all in agreement.

Any aftermarket use for the temporary projectors would be between ProAV and the aftermarket.

Kevin Nigro said ProAV stepped up. Epson had nothing to offer. Chair agreed that because ProAV did step up, Mr. Gladstone felt he could recommend payment.

PROGRAMMING OF SECURITY SYSTEM access cards, cameras, etc. originally was to have been done by Griffin. S&P is currently doing all access and camera programming for the town, so it seemed prudent to have them do same for SHS. Still a few details to move on, but urgent need to start to program the access controls and the cameras, so Chair authorized that change. It has not yet been reflected in a change order from Griffin as a credit. But the essence is to put the programming in the hands of someone who is familiar with it, available, and continues to maintain it for the Town.

Motion by Chair to ratify the following instruction given by the chair to Consigli Construction: That the programming of the security system at the High School be deleted from the contract with Wayne J. Griffin Electrical and assigned to S&P security systems which is responsible for the programming of the security system throughout all Town Buildings. S&P has provided a “not to exceed cost” of 10,000. Seconded by Ms. Benjamin. Unanimously approved 8-0-0.

This instruction was the result of a unanimous decision of Don Hillegass (Town IT director), Andrew Farrer (director of technology systems for the schools), Chandler Rudert (project manager for Consigli Construction), Phil Platt (S&P Security) and Mr. Gladstone.

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 8/2/2022

Unanimous consent to adjourn.

The meeting ended at 7:33 pm.