

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, August 16, 2022

SSBC Members

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present at 6:37 PM
Deb Benjamin, Vice Chair	Richard Slater -present	Sara Winthrop -present
Matt Grosshandler -present	Steve Smith -present	
Rick Rice -present	Roger Thibault	

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
Joseph Scozzaro – HS Principal	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC -present	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
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	

Open the meeting – The Chair read from the script from Town Administrators Office regarding the remote meeting. The Sharon Standing Building Committee meeting opened at 6:32 PM.

1. SSBC Meeting Minutes

The following SSBC minutes of **August 2, 2022**, were presented for approval by roll.

MOTION: Chair moved to approve the SSBC minutes of **August 2, 2022**. Seconded by Ms. Winthrop. Approved unanimously, 7-0-0 (Gladstone, Richards, Slater, Rowe, Winthrop, Rice, and Grosshandler).

Meeting packet contained an **updated SSBC schedule** for the remainder of Fall 2022, Chair asked members to review with special attention to a change in September's schedule.

3. Invoices

SHS Project Invoices:

Invoices for review and approval at the 8.16.2022 SSBC meeting for the Sharon HS project are as follows: (***SPECIAL NOTE:*** There is NO Consigli Req. 030 for July 2022 being submitted for review/approval at the 8.16.2022 SSBC Meeting. That will be finalized and ready for committee review/approval at the 8.30.2022 SSBC Meeting.)

- **Tappe Architects, Inc. 220801 totaling \$167,708.33 dated 7.31.2022 for July 2022.** This invoice includes the following:
 - \$167,708.33 for the period of July 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 04200.00-51 totaling \$101,449.40 dated 8.09.2022 for the period of July 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 \$6,846.40:
 - Intertek (Architectural Testing Inc) Inv. 352007 dated 7.27.2022: \$6,160.00 : Building Envelope Testing for July 2022.
 - UTS of Massachusetts Inv. 100782-1 dated 7.22.2022: \$686.40 : Required 3rd party construction testing services for July 2022.

Misc. SHS Project Invoices:

- **Mini Warehousing, Inc. invoice INV44120 totaling \$105.00 dated 7.18.2022**
 - Off-site rental storage of Sharon HS football equipment from 7.17.2022 through 8.16.2022.

MOTION: Chair made omnibus motion to approve Tappe Architects, Inc. 220801 for \$167,708.33 dated 7.31.2022 for July 2022; PMA invoice 04200.00-51 for \$101,449.40 dated 8.09.2022 for the period of July 2022; Mini Warehousing, Inc. invoice INV44120 for \$105.00 dated 7.18.2022 for a grand total of \$269,262.73. Seconded by Ms. Rowe. Approved unanimously 7-0-0 (Gladstone, Richards, Slater, Rowe, Winthrop, Rice, Grosshandler).

Ms. Tuck joined the meeting at 6:37 PM.

- **Mansfield Shredding Service invoice 197038A totaling \$260.00 dated 7.29.2022**
 - Secure containers for document destruction in the existing Sharon HS related to demolition of the existing HS.

Mansfield Shredding Service invoice 197038A for \$260.00 dated 7.29.2022 for shredding student personnel records that would not move from the old to the new HS discussed. Mr. Rice agreed with Mr. Slater that it is not a building expense. It is an operating expense and will go back to the schools. Mr. Kopacz acknowledged denial.

Library Project Invoices:

- **Mead, Talerman, & Costa LLC invoice 12403 totaling \$1,102.50 dated 7.19.2022**

MOTION: Chair moved to approve invoice number 12403 from Mead, Talerman, & and Costa, LLC totaling \$1,102.50 dated July 19, 2022. Seconded by Mr. Richards. Approved unanimously 7-0-0 (Gladstone, Richards, Slater, Rice, Grosshandler, Winthrop, Tuck).

Building inspector provided **temporary occupancy permit** on August 12, 2022, for teachers unpacking and moving the administration and guidance area with a lot of help from school staff and administration.

Mr. Nigro thanked Andy Ferrara and Tony Kopacz who uncovered issues with internet and phones that PMA was not 100% aware of and Mr. Ferrara gave critical information that was needed to get PMA consultants involved so that phones and internet could get up and running for administration for Monday. Andy provided some AV switches as well. Good collaboration by everyone.

Fire Department did lights out test – at night BI, fire dept., electrical inspector, commissioning agent, CC team and electrical team onsite after dark simulate a power outage test. There were a handful of areas that required additional exit signs. Lighting added to some of the canopies that were not on emergency power that now need to be on emergency power for safe egress. Temporary occupancy permit is conditional dawn to dusk permit until some things are corrected. Different options being discussed to remedy some issues.

Mr. Nigro walked with Town Clerk and Facilities Manager to prepare for **9/6/22 Election**. Kitchen has a few needs that were missed including an ice machine that will come back to SSBC at some point.

Mr. Nigro confirmed Verizon will be on site tomorrow to do wiring. Don't have a confirmed date when phones will be active. VOIP system can be used for the elevator phone line and fire dept. is on board with that. Still pushing Verizon.

Coincidentally Chair had reached out to rep, Ted Philips and then project heard from Verizon soon after. Thanks to Ted Philips for interceding with a utility.

A couple teams of police and fire set up operations center in the parking lot today for some real-life training in the old SHS. Mr. Nigro was impressed with what he saw.

B. HIGH SCHOOL PROJECT

Project Updates -- 6:50 PM

Mr. O'Neil will update financials over the next few weeks, so will see some change in the financials.

Mr. Rudert said school will be open on Aug. 29, kids will be educated on Aug. 29. Summary of what is outstanding: Metal subcontractor working on exterior, glass contractor wrapping up; flooring and painting wrapping up loose ends; systems contractors including electrician, plumber and HVAC contractor left. Electrical subcontractor still chasing a lot of CO work others not as much. Ms. Rowe asked status of track and field. And also, is there any info about timing for the old building to come down? Mr. Nigro said the field has been turned over to the town and they have been maintaining it. The athletic director is reviewing a few items and they need to hear back from Mr. Schlierf. Mr. Rudert added that even with field turned over there is some time the field may not be ready for use. The lighting for the field is fed by a separate transformer, and Eversource needs to install a new transformer. Real rock wall, and a team of engineers is working on how to anchor the belay mounts on the wall. Ms. Rowe appreciated photos and thanked team for all the hard work.

Abatement process starts next week and takes about six weeks. Building components won't come down until late Sept. or early October. More than asbestos abatement, basically taking all hazardous materials out of the building needed.

Ms. Burke said Oct. 2 on Sharon Day there will be tours of the building. Dr. Dussault is working on these tours.

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	\$1,626,837	(CO 1-21) (1.34%)
g) Current GMP Amount	\$123,171,476	

2) Change Orders Not Approved

a) Tentatively Approved	\$33,067	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$201,709	(Under review by the Team)
c) Potential Changes	\$339,171	(Not yet submitted)
d) Total Not Approved	\$573,947	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$573,947	(sum of a, b & c; 0.51% 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	\$957,118	
ii) Tentatively Approved	\$2,407	(Approved by the Team)
iii) Pending	\$115,068	(Potential & Submitted)
iv) Total Transfers	\$1,074,593	(50% of Starting Amount)
e) Current Anticipated Balance	\$1,549,417	(75% 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	\$465,904	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$66,411	(Potential & Submitted)
iv) Total Transfers	\$532,315	(24% of Starting Amount)
j) Current Anticipated Balance	\$3,081,131	(153% Remaining)

5) Requisitions (thru Pencil Req #30 for July 2022)

a) Total Completed to Date	\$97,984,388	(81.57%)
b) Retainage Withheld	\$4,521,024	(-)
c) Total Due to Date	\$93,463,364	
d) Total Paid to Date	\$88,461,932	
e) Total Current Payment Request	\$5,001,432	(Pencil Req #30)

6) Schedule

Systems

- i) Fire Alarm: Currently tested and inspected with exception of elevator recall & Ansul/kitchen sequence.
- ii) 15/15 Major Rooftop HVAC Units have been started. Point to Point checkout ongoing and programming to being uploading this week.
 - a) Cooling coils have been replaced on (2) of (4) units requiring replacement, anticipate remaining (2) will be complete by 8/29
- iii) Fresh air balancing at RTU's – received preliminary report this week.

- iv) Network is live, however somewhat unstable. Still troubleshooting/IT setup ongoing.
- v) Security coordination ongoing, dependent on network status – setup ongoing

Auditorium

- i) LED video wall– NOTE: Delayed due to power discrepancy, reviewing temp options for 8/25
- ii) Theater curtains, orchestra shells etc. install ongoing
- iii) Millwork ceiling under Mezzanine to wrap up this week
- iv) AV system install underway – components impacted by supply chain being updated. Plan to meet with theater group 8/31 to review status

In mezzanine, installing glass rail that is supported on one side, so notch down wall in front of seating with an aluminum track on the bottom. Work will be done by September 1 and when permanent glass comes in will swap out the Lexan glass.

Interior:

- b) Activities that are ongoing:
 - i) Track floor complete, working on completing base and missing floors where material ran short
 - ii) Wall touch ups and final paint ongoing throughout building
 - iii) Glass wall installation continues, doors have arrived and install ongoing, last delivery Monday
 - iv) Wrapping exterior entrance doors and vestibules
 - v) Misc. finishes wrapping up including display cases, CCD electric work, millwork items, casework etc.

WWTP

I) Filter work will cause delay to WWTP past the start of school.

Have DEP buy-in to **treat septic as a tight tank** and will pump effluent until work complete. Hoping for DEP inspection in early September. SMS is included in WWTP service at SHS site. Volume estimate of flow is 8,000 gallons per day. Plan is for a truck or maybe two trucks per day. Top tech was out today taking tank measurements and they will install a metering stick in the tank. DEP was comfortable with plan. Mr. Rudert said low flow fixtures and timer sinks will likely decrease flow from old SHS. Have 6,000 gallons of emergency capacity if needed.

Mr. Rice asked if they are on target for LEED. Mr. Rice is concerned that they hit the indoor air quality pre-request. Mr. Rudert clarified that they may not get the IAQ credit they were looking to get there. CC will conduct the flush out and IAQ testing, may not be able to do it with the exact timing LEED requires for that credit because it needs to be passed preoccupancy. Need control system operational at a higher level than they expect it will be to do this testing for LEED credit. Chair clarified LEED credit needs to be attained preoccupancy and Mr. Rudert agreed.

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	8/22/2022	-53	-11
Substantial Completion (phase 3)	8/1/2023	8/1/2023	0	0

Day 2 List challenges shown by Mr. Rudert. Big ticket items included: permanent network switches; one location's operable partition; window testing by Intertek in classroom wings passed 9 out of 9 in last round of testing, so appears issues were addressed by Marvin and shades, etc. can be installed; lab glass dishwasher work will be complete by end of week; few carpet issues, but temp. carpet in place; mezzanine seating railing issue discussed above; all exterior panel on site with exception of L and straight pieces that trim out the windows not released by manufacturer; wiring to bathroom

exhaust; auditorium lighting control console needed; final TAB continuing with three balancers on sight today; few issues with appliance power in some classrooms; green wall installation expected to be wrapped up by Tuesday; exit signs in a few more areas not sure if temp or permanent yet; elevator inspection likely by 8/29 so it can come off the list; newly identified AV- related items being worked on; tray dishwasher needs new breakers rather than what was previously determined.

BOH coming out Friday to review kitchen. Lighting control system programming needs addressing done--push to get programmer to make classroom spaces operational for opening. Cooper lighting is responsible for cost for this. Programming for local switches in important academic spaces.

Aside from elevator, kitchen hood systems, and the BOH and kitchen, not too much left to get to code for occupancy permit per Mr. Rudert.

On exterior, cladding systems should be installed this week with exception of gold panel that was discussed earlier and a few panels on canopy that may need circuits pulled.

8) Project Photos

Change Order and Transfer Change Order

- a. SSBC review and approval of Change Order 022 and Transfer Change Order 021T. These changes were reviewed and approved by the Change Order Subcommittee on 8/2/2022.

MOTION: Chair moved to approve CO 022 totaling \$33,067 dated August 10, 2022, and previously approved by the Change Order Subcommittee. Seconded by Mr. Rice. Approved unanimously (8-0-0).

MOTION: Chair moved to approve TCO 021T totaling \$0 dated August 10, 2022, and previously approved by the Change Order Subcommittee. Seconded by Mr. Rice. Approved unanimously (8-0-0).

Tour of the SHS project planned for next Tuesday, 8/23. Select Board, School Committee, and Fred Turkington will be invited to join. SSBC members should meet in front of the main entrance of the school.

C. LIBRARY PROJECT

Mr. Gladstone asked for comments from SSBC regarding Library Procurement Schedule for Fall Town Meeting. He added that the Freeman appeal has been dismissed by the Freemans. Chair understands the remaining appellant, Amy Baldwin, is in discussions in an attempt to find a way to satisfy the appellant in order to have the appeal dismissed.

By Sept. 29 the Select Board will need to determine if they want to hold a Town Meeting on Dec. 5. This schedule leads to a DC build on 12/17 in Dec, within the 30-day window anticipated for the contractor to hold their price.

Library Procurement

- | | |
|-------------------|---|
| 09/28-10/4 | Submit to Project dog for bid preparation and completion |
| 09/29 | Submit Invitation for Bid advertisement for prequalified GCs and Subs to Central Register |
| 10/5 | Publication of Invitation for Bid (in Central Register, Legal Ad, COMMBUYS Ad.) |
| 10/19 | Pre-Bid Site Visit |

11/3	Filed Sub bids due
11/17	GC bids due
11/30	Decision on appeal
11/22	Meeting w/ Building Committee to review/accept bid (vote require)
12/05	Tentative Town Meeting

ADJOURNMENT: Chair assumed unanimous consent to adjourn since no one objected the meeting ended at 7:51 pm.