

Sharon Standing Building Committee

Meeting Minutes

Tuesday, August 30, 2022

SSBC Members

Gordon Gladstone, Chair -present	Marty Richards - present	Colleen Tuck
Deb Benjamin, Vice Chair	Richard Slater - Present	Sara Winthrop
Matt Grosshandler	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 - 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	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 meeting opened at 6:32 PM.

A. EXECUTIVE SESSION – rescheduled to September 13, 2022.

B. ADMINISTRATION

1. Minutes

The following SSBC minutes of **August 16, 2022**, were presented for approval by roll.

MOTION: Chair moved to approve the SSBC minutes of **August 16, 2022**. Seconded by Ms. Rowe. Approved (6-0-0)

2. Invoices

Invoices for review and approval at the 8.30.2022 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 030** totaling \$4,598,259.10 dated 8.23.2022 for the period of July 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 July 2022 is due fifteen days from today, 8.24.2022, the required submission date to the Town of Sharon for inclusion on the 8.30.2022 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 030 for July 2022 is due Wednesday, September 7, 2022.

Mr. Gladstone's understanding is that Ms. Winthrop reviewed CC requisition No 030. Mr. Rudert agreed noting that he wasn't directly involved but thought that was the case.

Misc. Invoices:

- **Gelman and Cabral, LLC** invoice 24348 totaling \$526.50 dated 8.04.2022. Legal Fees.
- **Eversource Account # 3045 602 0012** statement dated 8.15.2022 totaling \$6,415.71. Electric utility bill for the new high school building for July 2022 while still under construction and yet to be turned over to Sharon Public Schools.

FF&E and IT Invoices:

- **FF&E:**
 - **B&H Photo** invoice 204287355 totaling \$12,949.59 dated 7.25.2022. Billing against executed PO # SHS-019.
 - **B&H Photo** invoice 204464298 totaling \$1,553.70 dated 7.31.2022. Billing against executed PO # SHS-019.
- **IT:**
 - **Heartland School Solutions** invoice 1388039 totaling \$7,972.00 dated 3.27.2022. Billing against executed PO # SHS-009.
 - **ProAV Systems** invoice 39335 totaling \$20,949.00 dated 8.08.2022. Billing against quote SHS-0004 as identified by ProAV and on the executed PO.
 - **ProAV Systems** invoice 39338 totaling \$8,573.20 dated 8.08.2022. Billing against quote SF021622 as reflected on executed PO.

All FF&E and IT invoices have the required Approval Cover Memo from the design team, as required.

MOTION: Chair entertained an omnibus motion to approve: Consigli Construction Co., Inc. Requisition No. 030 totaling \$4,598,259.10 dated 8.23.2022 for the period of July 2022; Gelerman and Cabral, LLC invoice 24348 totaling \$526.50 dated 8.04.2022; Eversource Account # 3045 602 0012 statement dated 8.15.2022 totaling \$6,415.71; B&H Photo invoice 204287355 totaling \$12,949.59 dated 7.25.2022; B&H Photo invoice 204464298 totaling \$1,553.70 dated 7.31.2022; Heartland School Solutions invoice 1388039 totaling \$7,972.00 dated 3.27.2022 ; ProAV Systems invoice 39335 totaling \$20,949.00 dated 8.08.2022; ProAV Systems invoice 39338 totaling \$8,573.20 dated 8.08.2022 for a grand total of \$4,657,198.80. Mr. Slater seconded. Unanimously approved (6-0-0).

C. HIGH SCHOOL PROJECT

1. CM Report & Schedule Update

Mr. Rudert said Change Order submittals are in process.

Project received temporary TCO to let students into the building. Mr. Rudert received mostly positive feedback from students and faculty. CC (Consigli Construction) will be adding a second shift crew from roughly 3 PM to 11 PM to work on punch list and Day2 items starting on Tuesday, September 6, 2022. CC is collaborating with School Admin. to ensure they can work safely during the day and night and with facility manager on lockup procedure. CC took time to re-confirm

workers' CORIS are all set. School administration and staff were patient with crews in the building per Mr. Rudert. He added subcontractors can be commended for working but treading lightly while kids are getting settled. The second shift only has a few trades looking for overtime such as the controls and balancers. Saturday work will continue as well. If second shift runs for five consecutive days, no premium time should be required because it is an established shift. It's an advantage for the subcontractors to access school when classes are not in session to address their punch lists anyway.

Meeting soon to discuss outstanding auditorium materials in order to let the administration know if there will be impacts to the fall schedule. Chair requested an invite for that meeting.

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	\$1,659,904	(CO 1-22) (1.36%)
g) Current GMP Amount	\$123,204,543	

2) Change Orders Not Approved

a) Tentatively Approved	\$0	(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	\$540,880	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$540,880	(sum of a, b & c; 0.44% 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	\$959,525	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$204,985	(Potential & Submitted)
iv) Total Transfers	\$1,164,510	(55% of Starting Amount)
e) Current Anticipated Balance	\$1,459,500	(70% 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	\$77,551	(Potential & Submitted)
iv) Total Transfers	\$543,455	(26% of Starting Amount)
j) Current Anticipated Balance	\$3,069,991	(150% Remaining)

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

a) Total Completed to Date	\$97,560,036	(79.21%)
b) Retainage Withheld	\$4,499,845	(-)
c) Total Due to Date	\$93,060,191	
d) Total Paid to Date	\$88,461,932	
e) Total Current Payment Request	\$4,598,259	(FINAL Req #30)

6) Schedule

Auditorium

- i) Meeting on 8/31 to review AV and system status within auditorium

Interior:

- a) Activities that are ongoing:
 - i) Air & Water Balancing throughout
 - ii) Final Paint in Back of House Spaces/Final Touchup
 - iii) Low Voltage work in IDF Closets
 - iv) AV work in Auditorium
 - v) Misc. Electrical Day 2 & Change Order work

Exterior

- I) Concrete footing for ADA chair lift at press box scheduled for Friday
- II) Sidewalk Placement scheduled for Friday at cafeteria
- III) Roof edge installation ongoing
- IV) Metal panel installation ongoing on roof
- V) Athletic Facility work is ongoing – plumbing fixtures and finishes being installed
- VI) Football field lighting cabinet work ongoing
- VII) Light towers for parking lot scheduled for Friday
- VIII) Bike racks scheduled for install on Friday
- IX) Salvaging of Owner items in existing building

Football field lighting cabinet will require **coordination with Eversource** because their transformer ties into this lighting control cabinet. Questions about where Eversource left a switch between the two transformers and whether there is a termination that needs to be made in that switch need resolution too. Not something that could be foreseen. CC doesn't legally have access to confirm the sports switch is shut off.

Light towers in the parking lot will be added as a short-term solution until they can get permanent lighting installed.

One request on first day of school was to get **more bike racks**, so CC responding to that. Also working on **salvage items** in existing buildings prior to demo.

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	8/25/2022	-53	-2
Substantial Completion (phase 3)	8/1/2023	8/1/2023	0	0

Tappe and PMA in process of reviewing substantial completion form from CC. PMA is digging into beneficial use of the

building. Per Chair, items on punch list in layperson's view would be considered as things that are necessary to sustain substantial completion. Mr. Rudert responded that a lot of items like puck lights for display panels and fabric walls were added later. Discussion could be 'is the district using the school to their benefit'. Mr. Nigro plans to meet with Consigli no later than this Friday regarding the athletic fields. Second meeting regarding the substantial completion certificate will be when senior architect returns next week.

2. Items to Review

a. Day 2 List -- Team reviewed & discussed updated "Day 2 List".

Auto Belays in Wellness area need to determine mounting. Trying to avoid needing to add steel overhead by sandwiching wall systems with steel plates. Need structural engineer review and approval. Chair found it odd that it would be finished to the extent that it is without somebody asking how to make it safe. Mr. Rudert said no better answer than it was missed during building process up front, adding that he is focused on what problem is, what solution is, and then what the subcontractor's responsibility is. If they need added structural steel that could be added cost. It would effectively be an omission.

Big push to get the building open and now CC is looking to **fields/press box and treatment plant**.

Auditorium Chair Rail Wall - SSBC members previously discussed how seating in the center section of the balcony provided an obstructed view of the stage. Plan in place to cut out a part of the wall and replace it with glass. Mr. Gladstone concerned about the safety issue with low wall. Mr. Gladstone adamant about extending the glass to some height across the rail of the second balcony so it won't come up to the thighs, but rather up to the waist on kids so no one can fall inadvertently. Architect asked to put a glass railing with a "U" shape in the middle at an even level all the way across. Chair raising issue to hear comments from the committee. Architect confirmed height of chair rail does currently meet code.

In response to a member's comment, Mr. Rice said that while 42 inches is the minimum code required height for guards at stairs and floor openings, the code height for balcony seating is lower, and the audiences' expectations for theater is different than a hockey game - viewers would not like to have to watch theater thru glass. Other members agreed, with one noting viewing through glass would also affect the acoustics.

Per discussion at the OAC meeting today, the work to be done for the center section would be delayed at least until this issue is resolved with the administration. There wasn't strong resistance to raising the chair rail height at today's OAC meeting.

Ms. Burke would rather not have the glass going all the way across visually, and acoustically too. Current rendering is probably the best we are going to get.

Mr. Smith reiterated that it meets code. Ms. Burke noted that the glass chair rail solution would surpass code when it rises to meet the height of the railings.

Chair does want the architect to weigh in. Mr. Gladstone wants to also speak with Ms. Dussault. Mr. Smith said designed by an architect and it meets code, need to move on. He added that SSBC is responsible for building a building that meets code and can be occupied. Mr. Slater disagreed because Wang Theatre mezzanine is similar and scary. Colonial Theatre had a rod in the way and usher offered other unobstructed seats when Mr. Smith was there. Mr. Smith is done with topic. Mr. Slater wants to hear more. Ms. Rowe asked about cleaning the glass. Mr. Rice noted that the maintenance staff would need to hang over and get both sides. Chair is not seeing reason to continue the discussion, so he will drop it per Mr. Smith's point.

Ice machine for kitchen was missed and will be like any other CCD.

Mr. Smith responded to **social media comments**. There is a Conditional **Temporary Certificate of Occupancy** listing the work that remains to be completed. None of the items affect life safety system or building egresses or anything that puts anyone at risk. Addresses things like wastewater treatment plant, electrical issues with DW that need inspection by the electrical inspector. Demolition of old building, fire lanes, and install of parking lighting also needed for Certificate of Occupancy to be completed.

Two shifts will work on the school going forward. Anything that would impact an academic space will be done on second shift. During school hours work will be done on things like the perimeter, technology, the roof.

Mr. Smith wanted the public to be clear that **construction items arriving late** are very typical in every project that is going on right now in this world. There is nothing anyone did that could have prevented the delays in shipping.

Floor finish in halls is polished concrete. Temporary carpet and walkways are safe.

SSBC meets every two weeks, and everyone hears what the committee hears. There are no meetings offline. In response to social media, Mr. Smith wanted to acknowledge that there is **full transparency, every meeting is recorded** and played on Sharon Community TV multiple times. Zoom has made the meetings more available to the public, in past citizens had to go to police station in person to join the meetings. Mr. Smith noted he works on major construction projects in the city and supply chain issues are the world we live in, not this project. Important to note that the middle school was built while fully occupied a few years ago and there were no problems. Kids are not being put in any harm here he concluded.

Ms. Rowe noted some of the comments were not untrue, but they were distorted. WWTP for example was discussed in a meeting and suggested approach met no resistance. Also, the project is being quoted as \$185 million dollar project; the project is a **\$160 million dollar project**, and that includes removal of the old building.

Mr. Kopacz reported that the **drop off/pick up plan** went well, and they are still making tweaks to improve it. The School Administration, Consigli, and the police department all worked together to come up with the drop off/pick up plans Ms. Burke added. Ms. Burke noted the first rainy day may bring even more cars to drop off and require more training for unaccustomed drivers.

Regarding suggestions to **delay the move in**, the old school is three weeks into abatement process already. In another three to four weeks demolition starts. New parking lots will be installed next. Delaying move in would likely have increased project costs, as well as delayed turning over the new building. SSBC was on board with approach and new SHS is safer than the old one even in current state.

Chair pointed out that all **fifty-six SSBC meetings relating to the new SHS project** are available thru Sharon Community Television.

Ms. Burke reported **students are loving the new space**, the elbow room, and the natural light coming in.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:50 pm.

These minutes were approved at the September 13, 2022 SSBC meeting.