

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, September 27, 2022

SSBC Members

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

SBC Attendees and Others

Julie Rowe – SBC – HS -present	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
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC	Chris Blessen – Tappe – HS -present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC -present	Chandler Rudert – Consigli –HS -present
Cheryl Weinstein – Library -present	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library -present	Mike Winters – Consigli – HS
Jim Devellis – devellisrein - Library	Ryan O'Neil – Consigli
Jeff Porter – LLB – Library	Kristy Lyons – Consigli – HS
Drayton Fair – LLB – Library	
Eric Hooper - DPW	
Ryan Trahan – DPW Consultant	Joe Sullivan CHA – Library Project -present

Open the meeting

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:30 PM.

LIBRARY PROJECT –

Consider putting project out to bid

To hold Town Meeting Dec 5th requires an election to hold the meeting by the 29th. Chair reported from Counsel that the defendants agreed to file a motion for summary judgment. There is a greater than 50% chance that it be granted but could take many days. Mr. Sullivan is ready to post on the central register tomorrow to meet the Dec. deadline with a caveat to be conditional on the additional funds approved at Town meeting. Should we do this now to see the bids even though we cannot enter a contract? They could be rolled forward to a future Town meeting. That would make us go out twice telling them that our ability to enter the contract is dependent upon the positive vote. What does the committee think about doing it two times, or later to do it only once?

Mr. Rice asked to clarify that difference now is that rather than asking bidder to hold bids longer than suggested or statutory time, project would be going out to bid without ability to award the contract and we would have to bid again.

A court decision is needed to request the December Town meeting. We cannot schedule until we know when we will

have the summary judgement.

Ms. Tuck stated we cannot go forward in good faith with the bid.

Mr. Grosshandler noted we are looking at a more stable environment for pricing. We may be able to hold the pricing for six months or so. There is benefit for knowing the current conditions and availability of materials.

Mr. Rice said we cannot go out knowing that we cannot award the contract. Contractors in the know will not bid or bid unreasonable numbers. There is no negotiating in a 149 contract.

Mr. Sullivan said 60 days is standard to hold a contract. Not knowing the vote date, it is premature to put it out to bid. More competitive bidding will happen for jobs in 2023.

Chair agreed SSBC cannot pretend to have a Town meeting that is not set.

Mr. Blessen noted that contractors recently bid and held a project for five months and saw higher prices with one of his clients.

Chair said the court case has us hamstrung on this project.

MOTION: Move that the committee does not go forward seeking bids for a December 5, 2022, anticipated Town Meeting. Ms. Winthrop second. Unanimous approval 11-0-0 (Slater, Gladstone, Tuck, Smith, Grosshandler, Rice, Benjamin, Winthrop, Richards, Thibault, Weinstein).

Ms. Weinstein listed **libraries hoping to get ARPA funding**, money set aside. Twelve libraries seeking money to fund escalation clauses for libraries in process or waiting for various reasons. The Trustees will send letters and requests to use the money to fund this effort. Chair explained that Mr. Sullivan has reconciled estimates and rolling them forward with known escalation and provide this to Ms. Weinstein. This is due to MBLC on September 28, 2022 SSBS does not have anything to do with this effort.

Ms. Amend added that escalation seems to be about \$6M. If not ARPA, there are other surplus fund sources out there. This is a one-time payment for pandemic cost increases on library projects.

ADMINISTRATION

1. Minutes

The following SSBC minutes of **September 13, 2022**, were presented for approval by roll call. ***In meeting of September 27, 2022, Chair clarified a misstatement he made regarding approved invoices for furniture and fixtures because the FFE budget is currently over by about \$250K and the Technology budget is under by about \$450K.***

MOTION: Chair moved to approve the SSBC minutes as drafted for September 13, 2022. Seconded by Rice. Unanimous approval, 11-0-0. (Slater, Gladstone, Tuck, Smith, Grosshandler, Rice, Benjamin, Winthrop, Richards, Thibault, Rowe)

2. Invoices

Library Project Invoices:

Mead, Talerman, & Costa LLC invoice 12403 totaling \$2,632.50 dated 8.18.2022

MOTION: Chair moved to approve invoice number 12692 from Mead, Talerman, & and Costa, LLC totaling \$2,632.50 dated August 18, 2022. Seconded by Richards. Unanimous approval, 10-0-0. (Slater, Gladstone, Tuck, Smith, Grosshandler, Rice, Benjamin, Winthrop, Richards, Thibault)

High School Project Invoices:

Invoices for review and approval at the 9.27.2022 SSBC meeting for the Sharon HS project are as follows:

- **PMA invoice 04200.00-52 totaling \$217,457.05 dated 9.13.2022 for the period of August 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 \$122,854.05:
 - Intertek (Architectural Testing Inc) Inv. 353225 dated 8.31.2022: \$6,050.00 : Building Envelope Testing for August 2022.
 - Diamond Relocation, Inc. Inv. 4596 dated 9.09.2022: \$86,728.40 : Move Scope per Diamond's executed Subconsultant Agreement dated 4.13.2022 plus additional move requested received from the district billed at hourly rates in Diamond's executed contract.
 - Diamond Relocation, Inc. Inv. 4597 dated 9.09.2022: \$29,585.60 : Loose Items Removal from Existing Sharon HS as part of demolition scope, as required prior to Consigli's commencement of building abatement scope.
 - UTS of Massachusetts Inv. 101255 dated 8.19.2022: \$490.05 : Required 3rd party construction testing services for end of July 2022.

FF&E and IT Equipment Invoices

NOTE from PMA: The approval of one of the FF&E vendor invoices differs from the invoiced value. This is based on THOROUGH review by the District's Project Team (OPM & Designer):

FF&E:

- **W.B. Mason Co., Inc. invoice 230915090 dated 7.01.2022 APPROVED VALUE: \$26,682.35**
- **Tucker Library Interiors, LLC invoice 9273 dated 8.10.2022 APPROVED for Submitted Value: \$57,815.19**

All FF&E invoices have the required Approval Cover Memos from the design team, as requested by the SSBC.

• IT Equipment:

NOTE: The approval of some of the IT Equipment vendor invoices differs from the invoiced value. This is based on THOROUGH review by the District's Design Team:

- **HUBTech invoice 22-13382 dated 5.31.2022 APPROVED for Submitted Value: \$67,197.27**
- **HUBTech invoice 22-14734 dated 8.30.2022 APPROVED VALUE: \$1,840.91** (per accepted quote)
- **HUBTech invoice 22-15079 dated 9.19.2022 APPROVED for Submitted Value: \$1,246.33**
- **ProAV Systems invoice 39683 dated 9.14.2022 APPROVED for Submitted Value: \$19,904.00**
- **ProAV Systems invoice 39685 dated 9.14.2022 APPROVED VALUE: \$117,112.00**

All IT Equipment invoices have the required Approval Cover Memos from the design team, as requested by the SSBC.

Stefura Associates approved furniture and fixtures and Tappe thoroughly reviewed technology invoices.

MOTION: Chair moved to approve High School invoices as listed above for a grand total of \$509,255.10. Seconded by Rice. Unanimous approval, 11-0-0 (Slater, Gladstone, Tuck, Smith, Grosshandler, Rice, Benjamin, Winthrop, Richards, Thibault, Rowe).

Latest cost report showed HS Project remains collectively under budget, although a few minor items are over.

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

2) Change Orders Not Approved

a) Tentatively Approved	\$39,9993	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$369,746	(Under review by the Team)
c) Potential Changes	\$174,080	(Not yet submitted)
d) Total Not Approved	\$543,826	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$583,819	(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	\$82,810	(Approved by the Team)
iii) Pending	\$184,337	(Potential & Submitted)
iv) Total Transfers	\$1,226,672	(58% of Starting Amount)
e) Current Anticipated Balance	\$1,397,338	(66% 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	\$59,421	(Approved by the Team)

iii) Pending	\$204,010	<i>(Potential & Submitted)</i>
iv) Total Transfers	\$729,335	<i>(36% of Starting Amount)</i>
j) Current Anticipated Balance	\$2,884,111	<i>(141% Remaining)</i>

5) Requisitions *(thru Pencil Req #31 for August 2022)*

a) Total Completed to Date	\$101,665,096	<i>(82.52%)</i>
b) Retainage Withheld	\$4,705,098	<i>(-)</i>
c) Total Due to Date	\$96,959,998	
d) Total Paid to Date	\$93,060,191	
e) Total Current Payment Request	\$3,899,807	<i>(Pencil Req #31)</i>

6) Schedule

1. Exterior/Sitework:

- a. Drainage work in the parking is complete
- b. Tennis court drainage is complete
- c. Pavers in the courtyard between A&B complete
- d. Topsoil and hydroseed tracking for next week
- e. Concrete for athletic facility will be placed tomorrow and the remainder will be placed Monday of next week.
- f. Plumbing inspection happened today
- g. Electrical Inspection to follow and building inspection sometime next week.
- h. Sports lighting energized however issue with one set of lights (36 blown fuses)

One light tower control box had what seemed to be lightening damage. Lead time on new fuses was of concern, but the order was in process.

2. Demolition/Abatement

- a. Phase 1 of Abatement complete today
- b. Remainder of abatement will take place during demo
- c. Water line will be disconnected tomorrow
- d. Electrical was disconnected last Friday
- e. Gas will be disconnected this Thursday
- f. Planning to start demo 10/3 pending receiving the permit

3. Auditorium

- a. Plan is to have stage work substantially complete by end of September to accommodate school play
- b. LED Wall installed, missing a couple parts expected onsite this week.
- c. Orchestra shells & rigging components complete.
- d. Theater lighting package is complete with exception of house lights – issue with drivers
- e. Mezzanine Rail work to be scheduled & completed this month (Oct)
- f. Team working on temp audio solution if missing parts don't ship end of September as anticipated.

4. Kitchen

- a. Large dishwasher tied in as of this morning

- b. Electrical inspector expected onsite this week, will have review kitchen status and hopeful for signoff without small dishwasher.

5. WWTP

- a. Issue with the existing gas setup, Eversource gas will not allow demo of existing school while this meter is live (feeds WWTP Generator). Team reviewing temporary generator for installation (with ATS) to facilitate demolition and still allow plant to operate while Eversource designs new gas layout.
- b. Phone line for autodialer to be installed next week.

Review with others about next steps for relocating or buying a generator for the plant. Mr. Kopacz previously asked for a new generator for the WWTP. Mr. Rudert said request had come up but was deferred to discuss later. Mr. Blessen confirmed it is old, agreed to wait previously, but he will check with engineers and send along for pricing. Ms. Benjamin suggested checking whether civil defense has a portable generator. Need 225 Amps per Mr. Rudert. Mr. Kopacz will look into this. Mr. Nigro clarified plan is for Eversource to get a new gas line and meter to the plant. Generators orders are a minimum of a year out now.

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	0
Substantial Completion (phase 3)	8/1/2023	8/1/2023	0	0

Chair asked about **liners in the plant receptacles** to prevent water damage from plants. Chandler said the liners need to be fabricated and they are working with a contractor on the right material and sizing.

Mr. Rudert reviewed climbing walls and a way to secure the ropes. The steel structure that is required for support is not there and CC needed a way to properly secure and meet the safety requirements. Sub had some drawings showing their belay system needed to attach to structural steel, but there was no structural steel in the vicinity. CC challenging sub to try to attach to the heavy gauge stud wall behind it. Need engineer to sign off on that installation. Opening up soffit overhead or wall from Media Center would be quite a bit of additional scope and quite destructive. Wall had delegated design component including attachments from the wall to the wall and the belay anchors to something. Sub is arguing that they don't own engineering behind the wall itself and that the attachment points are strong enough to hold their belaying system. Mr. Rudert's opinion is that it is a gray area in the spec as to who owned the attachment detail. This wasn't realized until August.

Chair said bottom line is that somebody missed something. Mr. Rudert agreed that thru the process it didn't get picked up on. Mr. Nigro suggested Mr. Rudert send a proper default notice to the subcontractor. We need an engineer that can design a system. This firm was chosen to put the climbing wall in. They didn't do it. Need to move on and deal with it. This is part of the educational plan and something that was needed to open the school in his opinion. MSBA looks for this. Sub never finished with their delegated design. Suggested that parties involved discuss on a call tomorrow.

Change orders:

MOTION by Chair to approve **Change Order 023** for added exit signs and emergency lighting for \$39,993. Seconded by Mr. Rice. Unanimously approved 11-0-0 (Slater, Gladstone, Tuck, Richards, Grosshandler, Benjamin, Rice, Rowe, Smith, Winthrop, Thibault).

MOTION by Chair to approve **Transfer Contingency Change Order 0022T** Seconded by Mr. Rice. Unanimously approved 11-0-0 (Slater, Gladstone, Tuck, Richards, Grosshandler, Benjamin, Rice, Rowe, Smith, Winthrop, Thibault).

The items were either missing or requested to add. It was reviewed by architects and school professionals. Phones for nurse office were included.

MOTION by Chair to approve request for additional IT Equipment in the amount of \$16,844.76. Seconded by Richards. Unanimously approved 11-0-0 (Slater, Gladstone, Tuck, Richards, Grosshandler, Benjamin, Rice, Rowe, Smith, Winthrop, Thibault).

ADJOURNMENT: Through unanimous consent the meeting ended at 8:10 pm.

These minutes were approved at the October 25, 2022 SSBC meeting.