

## Sharon Standing Building Committee

Zoom Meeting Minutes  
Tuesday, December 6, 2022

### SSBC Members

Gordon Gladstone, Chair - present	Marty Richards -present	Colleen Tuck- present
Deb Benjamin, Vice Chair	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 - present
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 - present	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC	Chris Blessen – Tappe – HS - present
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	Nick Ferzacca – HS Electrical - present
Eric Hooper - DPW	
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 6:30 PM.

#### A. ADMINISTRATION

##### 1. Minutes

Minutes for review and approval included November 22, 2022, SSBC meeting.

**MOTION:** Chair moved to approve the minutes of November 22, 2022, SSBC meeting. Seconded by Tuck. Approved 8-0-2. Abstain: Tuck, Winthrop.

##### 2. Invoices

Library project invoices were as follows:

- **Mead, Talerman, & Costa LLC invoice 13046 totaling \$1,710 dated November 17, 2022**

**MOTION:** Chair moved to approve Mead, Talerman, & Costa LLC invoice 13046 totaling \$1,710 dated November 17, 2022. Seconded by Tuck. Unanimously approved 9-0-0.

Mr. Gulino requested SSBC Change Order Subcommittee meet on December 13, 2022, at 5:30 PM. Members agreed.

## **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	\$1,899,606	(CO 1-25) (1.56%)
g) Current GMP Amount	\$123,388,059	

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

a) Tentatively Approved	\$5,669	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$362,777	(Under review by the Team)
c) Potential Changes	\$163,980	(Not yet submitted)
d) Total Not Approved	\$526,757	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$532,426	(sum of a, b & c; 0.43% 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	\$1,096,642	
ii) Tentatively Approved	\$14,851	(Approved by the Team)
iii) Pending	\$252,069	(Potential & Submitted)
iv) Total Transfers	\$1,363,562	(65% of Starting Amount)
e) Current Anticipated Balance	\$1,260,448	(60% 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	\$597,509	
ii) Tentatively Approved	\$23,746	(Approved by the Team)
iii) Pending	\$223,100	(Potential & Submitted)
iv) Total Transfers	\$844,355	(41% of Starting Amount)
j) Current Anticipated Balance	\$2,769,091	(136% Remaining)

## 5) Requisitions (thru Pencil Req #33 for October 2022)

a) Total Completed to Date	\$105,614,339	(83.89%)
b) Retainage Withheld	\$4,698,310	(-)
c) Total Due to Date	\$100,916,029	
d) Total Paid to Date	\$98,496,528	
e) Total Current Payment Request	\$0	(Req #32)

## 6) Schedule

1. Exterior/Sitework:
  - a. Foundation demolition is ongoing
  - b. Abatement of in-slab piping continues. Slower than anticipated but expect to complete this week.
  - c. Site contractor onsite prepping gravel but planning full mobilization this week into next week (IE Dozers, Rollers & more Equipment to start spreading)
2. Demolition/Abatement
  - a. Building Demolition Complete – auditorium was taken down early this morning.
  - b. Abatement currently working on below slab plumbing – expect completion in 2 weeks
  - c. Foundation and slab on grade removal ongoing
3. WWTP
  - a. Pre startup on 11/30 went well, awaiting date from DEP on clearwater test and inspection for operation.
4. Punchlist
  - a. Approximately 75 items still open. Targeting these for vacation weeks as most require multiple trades and days to complete.

## 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

## FF&E and Technology Update

Superintendent's List/Priority 1 List critical items put into some form of CCD which will then come up for full SSBC review. For anything not schedule critical, project team is putting together documentation and formal proposal following the normal CO process. Mr. Gulino added that some of the items have already been taken care of or were contractually owned by Consigli.

There are a few items for school staff to follow up on like science room door closures. Most items are recommended for project team to proceed with investigation, pricing, and/or CCDs. Team will contemplate going forward without pricing for high-priority requests. But, Mr. Rudert said team is trying to get at least ballpark pricing even for CCDs.

Next step will be RFPs issued for anything that was lower priority on the list and go thru normal change order process, time sensitive items will be put into CCDs, hopefully including pricing where possible and come in front of committee. Highest priority recommended for CCDs will be put together for next meeting.

The small group meeting on December 1 simply sought to understand each issue and didn't authorize any additional work.

A handful of items that will not incur cost will be handled such as the Hudl camera.

### **TV Studio – INFA-RED-- Power Quality Electrical Analysis**

Project team to revisit the potential use of power quality analysis services to assist in understanding why there seemed to be power issues with encoders in the TV Studio. The two encoders would not hold power and would short cycle and Comcast was adamant it was power quality coming in. Did find a system of uninterrupted power sources (UPSs) to get the systems to hold their power.

Price to perform service is \$3,940. And second meter is \$1,910 for installation of a Drantez Power Monitoring system, one meter to be installed on main breaker and one where Sharon TV gets power.

Andy Farrer, Director of IT, emailed Chair agreeing testing worthwhile to make sure minor fluctuations in voltage don't damage systems in the building. Also Mr. Farrer wanted to know if anyone has made changes to the electrical infrastructure so that we can force anybody to fix it if it must be done. Chair did send proposal over to Jim Wright, Fire Chief, and he agreed exercise seemed reasonable.

Mr. Rice stated that he is familiar with INFA-RED and expects when confronted with situation the company will know what to do and test and he favors going forward with this. From a budgetary standpoint, if this came from construction testing budget, there would be reimbursement. If it was one of CC allowances, project is over allowance and would be paying 100%. This is really a building testing for how to record reflect cost. Mr. Gulino agreed.

Meters do not become HS property, they are \$22K to purchase outright. Service is for two weeks of monitoring, do readings, and provide reports.

MEP designer is involved, but only an electrical testing company would have this equipment.

Member asked what testing was done on the whole building. Do we need additional testing elsewhere down the road? Mr. Ferzacca, Executive VP at Architectural Engineers, Inc. said power quality testing is not a typical test in acceptance testing. This testing exposes something being reflected by the utility on to this building. This test has power quality meter, which is more than other monitors in the building have. This is seeing harmonic issues at the source, then must work back up to see if a piece of equipment on the same circuit is reflecting noise on that circuit.

Chair asked if problem is not at the source, if it is somewhere in the building, would Mr. Farrar's concern of it affecting his equipment be as imperative as if it were at the source? Mr. Ferzacca said if at source, the utility has noisy power reflected across the building; it's a very rare situation. More common something on the circuit or the panel where there is a piece of equipment internally that isn't grounded or has a problem reflected onto the panel board and then affected other equipment. Need to find out if it is even a harmonic issue or a noise issue. Mr. Ferzacca's sense is an issue is happening locally.

Mr. Nigro has worked with INFA-RED and recommended them.

**MOTION** Chair moved to approve PMA entering a contract with INFA RED for \$5,850. Seconded by Mr. Thibault Unanimously approved 10-0-0.

### **Change Orders**

Change Order 026 and Transfer Change Order 026T are up for review and approval by the full SSBC. These changes were approved by the Change Order Subcommittee on 11/22/2022.

**MOTION:** by chair to approve Change Order 026 dated November 29, 2022, in the amount of \$5,669. Seconded by Slater. Unanimously approved 10-0-0.

Allowance for WWTP was \$100K. \$43K remaining. Outstanding balance of approximately \$20K. Generator upgrades of approximately \$50K, still outstanding.

**MOTION:** by Chair to approve Transfer Change Order 026T dated November 29, 2022, in the amount of \$0. Seconded by Winthrop. Unanimously approved 10-0-0.

Civil defense generator on loan at no cost for WWTP. Lead time on generators is around one year. Civil defense needs \$1,571 for purchase of cables for use with the generators that they have on hand while HS project is using their main generator. Civil defense can send an invoice for the generator rental and CC can pay them.

School committee request made at Tri-Board meeting (Select Board, Finance Committee, and School Committee) for replacement of two modulars at East Elementary for approximately \$7,000,000. Superintendent and Finance Directors of schools advised by Mr. Gladstone to go to town meeting for approval for an analysis for what is necessary with respect to all the elementary schools. This would serve as a feasibility study for the SSBC. Then SSBC can go thru necessary process according to state law. The school administration will not look to MSBA for any money because they won't get on MSBA list for many years, and this is a priority for schools. Ms. Rowe noted the modulars at East are at the end of their life and aren't safe to have classes in, only storage. So that is five classrooms and some office space that isn't usable. Ms. Rowe said situation has gone on for a while and it is important that we move forward with this. Mr. Thibault seconds not using modular but designing correctly with OPM and architect.

December 31, 2022, end of term for people including Steven Smith. Mr. Smith does not wish to be reappointed. Mr. Smith's term will terminate on December 31, 2022, but Chair asked that Mr. Smith remain until he is replaced. Chair appreciated his participation through all the years, his knowledge, and his questioning of things and he is sorry that Mr. Smith has chosen this but respected his decision. Mr. Smith appreciated everyone and felt it was appropriate to give the seat to other folks who will benefit the committee.

### **LIBRARY PROJECT**

Library was still in litigation, so no ability to move forward. Mr. Sullivan, CHA, is updating schedule to target a May 1, 2023, Town Meeting. We have a hard deadline with MBLC of June 30<sup>th</sup> to have a signed contract. No progress on library yet. And, no understanding from legal counsel on when motion for summary judgement will be heard.

**ADJOURNMENT:** Through unanimous consent the meeting ended at 7:34 pm.

These minutes were approved by the SSBC at the December 20, 2022 meeting.