

Sharon Standing Building Committee

Zoom Meeting Minutes
Tuesday, January 3, 2023

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	Roger Thibault -present	
Rick Rice -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	Eric Lowther – PMA
Timothy Chouinard – DPW -present	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC -present	Chris Blessen – Tappe – HS -present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC -present	Chandler Rudert – Consigli –HS -present
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library	Mike Winters – Consigli – HS
Jim Devellis – develliszein - Library	Ryan O'Neil – Consigli
Jeff Porter – LLB – Library	Kristy Lyons – Consigli – HS
Drayton Fair – LLB – Library	
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 6:31 PM.

A. ADMINISTRATION

1. Election of Officers

Ms. Schustek opened the floor for nominees for Chair.

MOTION: Ms. Tuck moved to nominate Mr. Gladstone for Chair. Ms. Winthrop seconded. Unanimously approved 9-0-0.

Resident, Phillip King, noted that terms for some of the members on the committee who voted had ended. Mr. Gladstone responded that Mr. Turkington addressed Mr. King's concerns in an email. Chair urged Mr. King to remain in the meeting to hear discussion of changes to the bylaw which Mr. King had pointed out were necessary. Chair said the original article was not artfully prepared and the proposed changes will be discussed with the SSBC tonight, not because they can make the changes but so they can consider if the changes are valuable and recommend other changes to the proposed bylaw. Members voting tonight were appropriate to vote.

Mr. King concerned Chair would discuss something not on an agenda. Ms. Judy Crosby, resident, saw no urgency to discussing bylaws tonight and concerned if bylaws discussed it would be in violation of open meeting law. Bylaw discussion delayed until added to the agenda for a future meeting.

Ms. Schustek opened the floor for nominees for Vice-Chair.

Ms. Benjamin declined Ms. Tuck's nomination for Vice Chair position.

MOTION: Ms. Benjamin moved to nominate Mr. Grosshandler for Vice Chair. Ms. Winthrop seconded. Approved 8-0-1 (Mr. Grosshandler abstained).

2. Minutes

Minutes for review and approval included December 20, 2022, SSBC meeting

MOTION: Chair moved to approve the minutes of December 20, 2022, SSBC meeting. Seconded by Winthrop. Approved

9-0-1 (Thibault abstained.)

3. Invoices

Library project invoices were as follows:

- **Mead, Talerman, & Costa LLC invoice 27231 totaling \$472.50 dated 12-19-2022**

MOTION: Chair moved to approve Mead, Talerman, & Costa LLC invoice 27321 totaling \$472.50 dated December 19, 2022. Seconded by Slater. Unanimously approved 9-0-0.

B. HIGH SCHOOL PROJECT

Additional FF&E Request Update

The project team has received several RFP's and CCD's for the additional FF&E and building changes requested by the school. Pricing for the documents issued is on going. More details at next 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	\$1,962,564	(CO 1-27) (1.61%)
g) Current GMP Amount	\$123,489,907	

2) Change Orders Not Approved

- | | | |
|-------------------------|-----|-----------------------------------|
| a) Tentatively Approved | \$0 | (Recommended by SSBC Change Com.) |
|-------------------------|-----|-----------------------------------|

b) Submitted Changes	\$411,053	<i>(Under review by the Team)</i>
c) Potential Changes	\$161,263	<i>(Not yet submitted)</i>
d) Total Not Approved	\$572,316	<i>(sum of b & c)</i>
e) Total Potential Changes (incl. tent. approved)	\$572,316	<i>(sum of a, b & c; 0.47% of GMP)</i>

3) CM Contingency

a) Beginning Amount	\$2,099,210	
b) Amount from Savings from Buyout	\$524,800	<i>(Max. Per Contract)</i>
c) Current Amount	\$2,624,010	
d) Requests Against Contingency		
i) Approved	\$1,143,514	
ii) Tentatively Approved	\$0	<i>(Approved by the Team)</i>
iii) Pending	\$225,346	<i>(Potential & Submitted)</i>
iv) Total Transfers	\$1,368,860	<i>(65% of Starting Amount)</i>
e) Current Anticipated Balance	\$1,255,150	<i>(60% Remaining)</i>

4) Allowances

f) Beginning Amount	\$2,040,000	
g) Amount from Savings from Buyout	\$1,573,446	<i>(Note \$204,112 to Temp Gen Allowance)</i>
h) Current Amount	\$3,613,446	
i) Requests Against Allowances		
i) Approved	\$675,064	
ii) Tentatively Approved	\$0	<i>(Approved by the Team)</i>
iii) Pending	\$128,667	<i>(Potential & Submitted)</i>
iv) Total Transfers	\$803,731	<i>(41% of Starting Amount)</i>
j) Current Anticipated Balance	\$2,809,715	<i>(136% Remaining)</i>

5) Requisitions (thru Pencil Req #34 for November 2022)

a) Total Completed to Date	\$106,667,285	<i>(86.38%)</i>
b) Retainage Withheld	\$4,751,069	<i>(-)</i>
c) Total Due to Date	\$101,916,215	
d) Total Paid to Date	\$98,496,528	
e) Total Current Payment Request	\$3,419,687	<i>(Req #33 & Pencil #34)</i>

6) Schedule

1. Exterior/Sitework:
 - a. Site contractor currently subgrading softball
 - b. Currently installing bioretention areas to improve site drainage.
 - c. Existing subbase reviewed by Geotech & procedure established for ongoing work
2. Demolition/Abatement
 - a. Foundation demolition complete, equipment being removed from site
 - b. Abatement has completed, non-traditional foundation removal is all that remains

Per Mr. Rudert, demolition of old buildings is nearly complete pending testing results. The warmer weather is allowing demo and to continue. Future work will be case by case depending on weather.

3. WWTP
 - a. Plant continues to operate.

4. Punchlist

- a. Approximately 75 items still open (Note we are still updating from work completed during Holiday Vacation week and will provide update at next meeting). Major accomplishments last week include:
 - i. Auto Belay for Rock Wall
 - ii. Misc. CCD/Electrical Work
 - iii. Gym Floor Transitions
 - iv. Ongoing HVAC system checkout & balancing

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

Mr. Rudert reviewed superintendent's request list. There will be more information at next meeting when pricing is available. Lighting is important.

In the WWTP when they run the blower backwash cycle, water is bubbling back up out of the floor drains. Concern only if a subsurface pipe needs repair, might be costly. Other items are more odds and ends items per Mr. Rudert. Plant has been operating for three or four weeks. Mr. Rudert confirmed pipe is existing and they are checking if the bubbling issue was preexisting or if it resulted due to the upgrades.

Finish on steel framework under bleachers is corroding and looks bad since finish is coming off. Mr. Thibault wondered if corrosion proofing would be of value? Mr. Blessen and Mr. Rudert were asked to look into this.

Walkway entrance by fields has depression with cones. Area was awaiting placement of a granite stone previously used as signage for the old SHS.

C. LIBRARY PROJECT

Nothing to report on the library with respect to the litigation.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:14 PM.

These minutes were approved at the January 17, 2023 SSBC meeting.