

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, February 14, 2023

SSBC Members

Gordon Gladstone, Chair - present	Rick Rice - present	Colleen Tuck -present
Matt Grosshandler, Vice Chair - present	Marty Richards - present	Sara Winthrop - present
Deb Benjamin	Roger Thibault -present	
Mike B. Martin		

SBC Attendees and Others

Julie Rowe – SBC – HS	Kevin Nigro – PMA – HS -present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS -present
Meg Dussault - SBC	Chris Jankun – PMA
Emily Burke – Acting HS Principal -present	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS
	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 6:35 PM.

A. ADMINISTRATION

1. Minutes

Minutes for review and approval included January 31, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of January 31, 2023, SSBC meeting. Seconded by Winthrop. Approved 7-0-0.

2. Invoices

Invoices for review and approval at the 2.14.2023 SSBC meeting for the Sharon HS project are as follows:

FF&E and IT Invoices:

- **FF&E:**
 - Union Office Interiors invoice 58466 dated 9.23.2022 BALANCE APPROVED: \$19,372.20
 - Red Thread invoice 911513 dated 1.26.2023 APPROVED: \$16,427.40
 - School Furnishings invoice 688372 dated 1.30.2023 APPROVED VALUE: \$1,003.60
 - School Furnishings invoice 688374 dated 1.30.2023 APPROVED VALUE: \$2,114.56
 - School Furnishings invoice 688381 dated 1.30.2023 APPROVED VALUE: \$6,888.15
 - School Furnishings invoice 688406 dated 1.30.2023 APPROVED VALUE: \$10,439.24
 - School Furnishings invoice 688415 dated 1.30.2023 APPROVED VALUE: \$563.21
 - School Furnishings invoice 688348 dated 1.31.2023 APPROVED VALUE: \$3,956.73
 - School Furnishings invoice 688366 dated 1.31.2023 APPROVED VALUE: \$1,034.08
 - School Furnishings invoice 688369 dated 1.31.2023 APPROVED VALUE: \$1,352.16
 - School Furnishings invoice 688370 dated 1.31.2023 APPROVED VALUE: \$308.13
 - School Furnishings invoice 688373 dated 1.31.2023 APPROVED VALUE: \$3,299.45
 - School Furnishings invoice 688376 dated 1.31.2023 APPROVED VALUE: \$7,207.10
- **IT:**
 - ProAV Systems invoice 40350 dated 11.15.2022 APPROVED: \$21,759.00
 - ProAV Systems invoice 40353 dated 11.15.2022 APPROVED: \$21,300.78

All FF&E and IT invoices have the required Approval Cover Memos.

MOTION: Chair made omnibus motion to approve the invoices as listed above in the amount of \$117,025.79. Seconded by Winthrop. Approved 7-0-0.

Chair received reconciliation and representation required of PMA to release payment for invoices from the last meeting that were held (all but Consigli from January 31, 2023, meeting).

B. HIGH SCHOOL PROJECT

Mr. Gulino explained Tappe Fee structure adjustment to extend through November 2023 rather than August 2023. Total amount stays the same.

MOTION: Mr. Gladstone moved to approve the new Tappe fee schedule. Seconded by Tuck. Approved 7-0-0.

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	\$2,021,091	(CO 1-28) (1.60%)
g) Current GMP Amount	\$123,676,914	

2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$293,789	(Under review by the Team)

c) Potential Changes	\$375,516	(Not yet submitted)
d) Total Not Approved	\$669,305	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$669,305	(sum of a, b & c; 0.54% 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	\$1,512,614	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$275,449	(Potential & Submitted)
iv) Total Transfers	\$1,428,063	(68% of Starting Amount)
e) Current Anticipated Balance	\$1,195,947	(57% 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	\$697,448	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$122,606	(Potential & Submitted)
iv) Total Transfers	\$820,054	(40% of Starting Amount)
j) Current Anticipated Balance	\$2,791,426	(137% Remaining)

5) Requisitions (thru Final Req #35 for December 2022)

a) Total Completed to Date	\$107,439,543	(87.0%)
b) Retainage Withheld	\$4,789,682	(-)
c) Total Due to Date	\$102,649,861	
d) Total Paid to Date	\$100,795,819	
e) Total Current Payment Request	\$1,923,897	(Req #35 & Pencil Req #36)

6) Schedule

1. Exterior/Sitework:

- a. Site contractor currently subgrading parking lot and installing dense grade.
- b. Finished up install of water quality system at main construction gate.
- c. Site contractor begun working on baseball field area in preparation of utility installation.

Per Mr. Rudert, site contractor finished gravel placement and rough subgrade to parking lot almost everywhere that is currently available. Weather has cooperated.

2. WWTP

- a. CCC is working with SHS on existing heating unit, temp unit installed in meantime.

Calls made to manufacturer because of alarm sensitivity at WWTP.

3. Punchlist

- a. There are 30 items still open. This work includes the following:
 - i. Misc. HVAC and Electrical Field Reports
 - ii. Caulking @ Glass Enclosures
 - iii. Correct Wood Doors @ two science rooms
 - iv. Misc. signage

Of the 30 items left, 15 are scheduled to be completed during February break. Other 15 in various stages of process.

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

Additional FF&E Request Update

- a. Trash and recycling receptacle pricing to be revisited.

Alternate options for 7 trash and 3 recycling receptacles for \$13,718 discussed. Mr. Kopacz added first go around was for 3 for kitchen area, with review they were able to get to ten receptacles throughout the school, better deal for the money. Mr. Kopacz satisfied with the quality and has spaces for the ten receptacles.

MOTION: by Chair to approve the award notification to Arampsco in the amount of \$13,718.30. Seconded by Winthrop.
Approved 7-0-0.

C. LIBRARY PROJECT

Chair summarized Feb 13, 2023, Library project hearing at the land court. SSBC attorney, Brian Winner, offered presentation outlining law and facts. He added that the attorney for the Plaintiff didn't offer any factual or legal positions just expressed client's concerns. Attorney Winner moved that there was no basis for the appeal. Judge took it under advisement. Jeff Ugino, representing ZBA, tried to impress upon the judge the necessity for getting rapid decision.

D. OTHER BUSINESS

Chair announced resignation of Rich Slater earlier in the day. Mr. Gladstone thanked Mr. Slater for contributions added over many years of service and he thanked Mr. Slater on behalf of the committee.

Committee reviewed proposed town meeting article including suggested changes from Mr. Turkington to clarify the composition, terms, and procedures of the SSBC Selection Committee, fix the number and terms of members of the SSBC, and raises the threshold of costs and broadens the source of funding of projects that must be referred to the SSBC for project administration.

Chair suggested Changes Section 12-11 are not appropriate and changes to 12-14 are appropriate. Several members agreed range better than suggestion of a nine-member committee.

Mike B. Martin newly appointed to the committee. Extensive building experience.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:16 PM.