

Sharon Standing Building Committee

Meeting Minutes

Tuesday, March 28, 2023

SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin	Rick Rice-present
Matt Grosshandler, Vice Chair	Marty Richards -present	Colleen Tuck -present
Matt Baldassari-present	Roger Thibault-present	Sara Winthrop -present
Deb Benjamin-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
Emily Burke – Acting HS Principal, SBC -present	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS
Peter Botelho -- Superintendent	Chris Blessen – Tappe – HS -present
Carolyn Weeks –LBC -present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Library-present	Chandler Rudert – Consigli –HS
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
Drayton Fair – LLB – Library-present	Mike Winters – Consigli – HS
Brian Valentine – LLB – Library -present	Ryan O'Neil – Consigli-present
Joe Sullivan - CHA- Library-present	Kristy Lyons – Consigli – HS
Kayla Gallo - CHA - Library	Krishan Gupta – Director of Finance -present
Eric Hooper - DPW	

Open the meeting.

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting started at 6:34 PM.

A. ADMINISTRATION

1. Minutes

Minutes for review and approval included March 14, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of March 14, SSBC meeting. Seconded by Richards. Approved 11-0-0 (includes Rowe and Weinstein).

2. Invoices

Invoices for review and approval at the 3.28.2023 SSBC meeting for the Sharon HS project are as follows:

FF&E Invoices:

- Hertz Furniture invoice 688374 dated 1.30.2023 BALANCE APPROVED: \$373.16
- Hertz Furniture invoice 688406 dated 1.30.2023 BALANCE APPROVED: \$1,842.22
- Hertz Furniture invoice 688415 dated 1.30.2023 BALANCE APPROVED: \$99.39
- Hertz Furniture invoice 688348 dated 1.31.2023 BALANCE APPROVED: \$698.25
- Hertz Furniture invoice 688366 dated 1.31.2023 BALANCE APPROVED: \$182.48
- Hertz Furniture invoice 688369 dated 1.31.2023 BALANCE APPROVED: \$238.62
- Hertz Furniture invoice 688370 dated 1.31.2023 BALANCE APPROVED: \$54.37
- Hertz Furniture invoice 688373 dated 1.31.2023 BALANCE APPROVED: \$582.26
- Hertz Furniture invoice 688376 dated 1.31.2023 BALANCE APPROVED: \$1,271.84
- Singer Kittredge invoice 397682 dated 9.21.2023 APPROVED VALUE: \$12,616.26 (This was previously submitted for approval at the 10.25.2022 SSBC Meeting but was not approved at that meeting. Sharon Finance Department informed PMA that we should resubmit it for approval/payment.)
- Flinn Scientific invoice 2835927 dated 2.08.2023 APPROVED VALUE: \$257.04
- Flinn Scientific invoice 2839097 dated 2.14.2023 APPROVED VALUE: \$285.60

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

Misc. Invoice:

- Gelerman and Cabral, LLC invoice 24677 dated 2.14.2023: \$429.00 for discussions with Chair.

MOTION: Chair made omnibus motion to approve the invoices detailed above in the total amount of \$18,930.49. Second by Winthrop. Unanimously approved 10-0-0.

Invoices for review and approval at the 3.28.2023 SSBC meeting for the Sharon Library project are as follows:

MOTION: by Chair to approve invoice from Mead Talerman & Costa dated March 17, 2023, in the amount of \$540. Seconded by Winthrop. Unanimously approved (10-0-0).

B. LIBRARY PROJECT

1. Discuss schedule considering favorable court decision and decide on strategy moving forward.

Mr. Gupta and Mr. Turkington have been in discussion with bond counsel regarding how much of the surplus from HS project can be used to fund the library project. That amount was somewhere slightly above \$3M dollars. CHA provided documentation about budget and cost increases from this three-year delay. Mr. Gupta will seek approval for the amount he and bond counsel have calculated to fund the library out of the excess from HS project. He will work with town counsel to make sure motions are in order. The decision whether to spend will come from the Town Meeting.

MOTION: to approve the budget of \$24,347,925 for construction of the new library at One School Street. Seconded by Winthrop. Unanimously approved 10-0-0.

Mr. Gupta left the SSBC meeting to join Select Board Committee meeting seeking approval for funds should the excess cost be approved at town meeting.

Ms. Weinstein requested scheduling a SSBC meeting on April 18th so the Finance Committee will have the numbers sooner before the Town Meeting. The residents benefit from having numbers as soon as they are available too.

Mr. Gladstone appreciated Mr. Sullivan's work over the weekend.

The chair will contact the Finance Committee and Town Manager about the need for meeting on the 18th.

Library project bids due April 13, 2023. Ms. Weinstein wanted Library Trustees to have time to give townspeople the information and the Finance Committee to have time for review.

Ms. Crosby, 6 Condor Road, requested clarification whether to redeploy the bonds or use debt levy requires a 2/3 vote? Chair not familiar enough with the issue to answer the question. Ms. Crosby suggested getting clarity soon.

C. HIGH SCHOOL PROJECT

6:55 PM - Project Updates with Ryan O'Neil:

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	\$2,160,666	(CO 1-29) (1.60%)
g) Current GMP Amount	\$123,676,914	

2) Change Orders Not Approved

a) Tentatively Approved	\$178,088	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$186,052	(Under review by the Team)
c) Potential Changes	\$630,060	(Not yet submitted)
d) Total Not Approved	\$816,112	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$994,200	(sum of a, b & c; 0.8% 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	\$1,266,938	
ii) Tentatively Approved	\$12,380	(Approved by the Team)
iii) Pending	\$197,491	(Potential & Submitted)
iv) Total Transfers	\$1,476,809	(69% of Starting Amount)
e) Current Anticipated Balance	\$1,159,581	(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	\$725,025	
ii) Tentatively Approved	\$3,695	(Approved by the Team)

iii) Pending	\$94,575	(Potential & Submitted)
iv) Total Transfers	\$823,295	(40% of Starting Amount)
j) Current Anticipated Balance	\$2,790,151	(137% Remaining)

5) Requisitions (thru Pencil Req #37 for February 2023)

a) Total Completed to Date	\$109,206,066	(88.23%)
b) Retainage Withheld	\$4,424,001	(-)
c) Total Due to Date	\$104,782,064	
d) Total Paid to Date	\$103,641,146	
e) Total Current Payment Request	\$1,140,918	(Pencil Req #037)

6) Schedule

1. Exterior/Sitework:

- Remainder of Building A & B Courtyard scheduled for 3/30 - pergola is a small structure in that courtyard with benches for outside seating.
- Electrical conduit for site lighting & cameras ongoing
- Sub -grading of softball field and tennis courts complete. Excavation for footings in this area ongoing week of 3/27. Concrete crew following site crew forming these footings.
- Final grading at parking lot scheduled for 4/10. Paving for binder coat scheduled for week of 4/17
- Crane scheduled for next week for light poles.

Concrete mockups for site retaining walls on south side of the building are currently being done so design team can review in next few weeks.

2. WWTP

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

3. Punchlist

- There are 11 items still open in the building. This work includes the following:
 - Misc. HVAC and Electrical Field Reports
 - Caulking @ Glass Enclosures
 - Correct Wood Doors @ two science rooms
 - Zen Garden Below Stair 1
 - Exterior Signage Touch Up (To be completed in warmer weather). Sample of material at HS. Color changed to improve legibility.
 - Seal @ Metal Panel
 - Signage for Fire Protection Control Valve

7) Milestone Tracking

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	CFB	CFP
Complete Foundations	4/20/2021	04/30/2021	-10	0
Structural Steel Complete	7/20/2021	07/21/2021	-1	0

Building Weathertight	11/1/2021	11/19/2021	-18	0
Substantial Completion (Building)	6/29/2022	08/25/2022	-53	0
Substantial Completion (phase 3)	8/1/2023	08/01/2023	0	0

Judy Crosby, resident, asked if ADA signage was on the punch list? Town Meeting is coming, and we may need temp signage for that. Mr. ONeil noted it is not on the punchlist but has been issued a CCD and will proceed. Timing not known but work will be done.

Exterior signage to have color changed to improve legibility.

8) Items to Review

- a) Change Order 030 and Transfer Change Order 030T for review and approval by the SSBC. These were reviewed and approved by the Change Order Subcommittee on 3/14/2023.

MOTION: by chair to approve Change order 030 dated 3/16/23 in the amount of \$178,088. Seconded by Tuck. Unanimously approved 10-0-0.

The total amount of change order transfer is roughly \$26k. These have been approved by the subcommittee and recommended to full committee for approval.

MOTION: by chair to approve Transfer Change order 030T dated 3/16/23 in the amount of \$0. Seconded by Benjamin. Unanimously approved 10-0-0.

Building Change Requests from School Administration

RFP 028 Exterior Signage Finish Change

MOTION: Chair moved CR253 – RFP 028 Exterior Signage Finish Change in amount of \$1,319. Benjamin seconded. Unanimously approved 10-0-0.

Tabled -- CR251 – RFP 029 Extra Coat of Poly @ Gym -- SSBC asked Mr. Kopacz to review.

Request came from coaches, phys ed. teachers, and the Athletic Director who would like another coat on the floor per Mr. Kopacz. The architect said two coats is the standard. Another coat won't hurt, but the architect doesn't think it is at risk. Mr. Rice clarified with architect that it is water -borne poly and installed to manufacturers specs. Mr. Grosshandler wants confirmation that the two applications received the right quality of installation. Architect assumes it is done right and a warranty for the system was provided. Ms. Benjamin asked Mr. Kopacz to look into the floor and see if a warranty is being met, consider warranty repair, or do we need another coat. Not urgent, a poly coating would be done when school is out (summer) because it cannot be walked on. Mr. Kopacz or someone should report back at the next meeting regarding the condition of the floor per members. Cost approximately \$11K.

Tabled -- CR248 – RFP 041 Added Tile Backsplash – Held to be priced along with hall Core-Guard.

Doesn't need to be ceramic tile per Mr. Kopacz because of grout cleanliness. Core-Guard product may work better, smoother product and easier to clean. Presumably less expensive labor-wise to put up sheets rather than tiles. Combine this work with hall purchase.

Tabled -- CR215 – RFP 025 Connect DWH to BMS – Held need advocate for request.

Water heaters have nuance to control that was not previously needed per Mr. O'Neil. Request was to monitor data local controls put out. Mr. Kopacz recalled that if the water heater was down, it could be monitored remotely. Not clear where this request was instigated. May have come from commissioning? The chair requested more definitive information about why we should do this and if so, why wasn't it part of the original design? Member agreed someone needed to advocate for it.

Shed Change Requests from School Administration

Originally requested relocating an existing shed to Ames. Now request that existing shed will stay on site and a new shed be purchased with HS project funds to go on the Ames Street playground for athletic equipment storage. Either of these deals with a deficiency at Ames Street that has nothing to do with HS project per member.

If HS athletic program has stuff stored as SMS this wouldn't involve a new HS project, the HS project isn't the piggy bank for paying for new shed at Ames Street per Mr. Rice.

Chair asked building committee whether the group thought it was time to resist any change requests from the School Administration that don't have a significant impact to safety or building technology itself. There will be no reimbursement on these requests because these are owner change of scope, Mr. Rice explained. So, 100% of the cost would be borne by the town.

Ms. Rowe didn't disagree, but would like to know how you have left this with the school administration for general requests. If plans are made around expectations, need to be careful about saying there aren't going to be any more change orders. The chair said thrust is school has been open for seven months, concern is that SSBC is being asked to do things which may be wants, not needs.

Ms. Burke understands Mr. Gladstone's point and gets it specifically with the shed. Tack boards are on order per Chair. And Ms. Burke confirmed that SSBC is willing to consider exterior issues. The chair reiterated the fields and parking lots are under construction so there is a distinction there. Mr. Blesser said items on the Superintendent's list as previously submitted are in order process.

Mr. Thibault said moving the shed was never owned by the project, and he doesn't find it appropriate to spend funds on another piece of property. Consigli owned salvaging existing shed and handing it over to the town. Existing shed will go behind wastewater treatment plant. Ms. Tuck agreed. Ms. Tuck finds if some part of the project is not meeting specifications, is unsafe, is damaged, etc. project is responsible to fix it. But if it isn't already in the project, it's time to say no more. Matt Grosshandler left the meeting but commented in chat that items that were operation in old building should come out of an operation budget in the new building.

Ms. Rowe wanted distinctions made moving forward with a rubric maybe, otherwise it becomes arbitrary. She doesn't think it is fair that something could come out of the operating budget. Mr. Rice thinks that the school department has and always had a responsibility to come to SSBC with their needs. There is a list of requests that SSBC has been working on and were clearly articulated earlier and can be examined one on one when cost comes in. The School Department had a responsibility of articulating their needs during the design phase. This is why owner changes of scope aren't reimbursed by MSBA. He doesn't think SSBC is being unfair, needs to be looked at in a different lens now.

Mr. Rice said months ago there were discussions that we shouldn't be bonding rubber gloves, so shouldn't be surprises here.

Ms. Crosby finds handicap access signs are an example of valid change orders. She agreed time for school administration to stop making requests that don't have anything to do with the building and the design.

Chair reiterated SSBC will consider whatever school admin brings forth, but in substance SSBC really wants to turn the pump off.

D. ADJOURNMENT

Through unanimous consent the meeting ended at 8:20 pm.