

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, April 11, 2023

SSBC Members

| | | |
|---|-------------------------|------------------------|
| Gordon Gladstone, Chair -present | Mike B. Martin-present | Rick Rice-present |
| Matt Grosshandler, Vice Chair - present | 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 joined at 6:55 pm | 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 -pres. until 6:55 PM | 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 | Chandler Rudert – Consigli –HS -present |
| LeeAnn Amend – Library -present | Kyle Raposo – Consigli – HS |
| Drayton Fair – LLB – Library | Mike Winters – Consigli – HS |
| Brian Valentine – LLB – Library | Ryan O’Neil – Consigli |
| Joe Sullivan - CHA- Library | Kristy Lyons – Consigli – HS |
| Kayla Gallo - CHA - Library | |
| Eric Hooper - DPW | |
| | |

Open the meeting

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

Chair announced first order of business required moving into Executive Session to discuss security on HS project. He stated that having the discussion in open meeting would be detrimental.

MOTION: Chair moved to approve entering Executive Session. Tuck seconded. Unanimously approved (10-0-0).

A. EXECUTIVE SESSION

6:35 PM -- Review potential security additions for the new high school.

6:55 PM – Return to open meeting. Ms. Burke departed for another meeting.

B. ADMINISTRATION

Minutes for review and approval include March 28, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of March 28, 2023, SSBC meeting. Seconded by Richards. Approved 11-0-0.

C. HIGH SCHOOL PROJECT

Vast majority of materials needed to complete punch list are in hand or expected next week per Mr. Rudert.

RFP 026 Epoxy Painting BOH (Back of House) floors

Mr. Gulino reviewed epoxy paint cost in BOH spaces. Proposal for \$13,461 plus labor totaling \$33K. Architect asked what consideration was for treating these floors differently; error on drawing that these floors weren't sealed. Epoxy paint looks more complete and is a little easier to clean, but more of an aesthetic than anything else. Member noted that sealed concrete in BOH like mechanical room or closet can be appropriate. Once a floor is painted, it will need to one day be repainted because it will wear. Sherwin Williams Armorseal 8100 is LEED B41 compliant. Eight rooms include loading dock, general storage, mechanical room.

Mr. Kopacz inquired about painting boiler room floor to help keep dust down nine months ago. He would like it specifically for mechanical room floor. Break room already has LBT, so shouldn't be in there. Storage room and custodial lead office can stay concrete. Mr. Kopacz would like \$8,250 for mechanical room, others not needed. Polishing would be significantly more costly. None of this is public space.

MOTION: Mr. Rice moved to approve RFP 026 epoxy painting the mechanical room 1138 floor for \$8,250. Seconded by Thibault. Unanimously approved 11-0-0.

RFP 053 Spin roof hatch 180 degrees

MOTION: Tuck moved RFP 053 to spin the roof hatch 180 degrees so it pushes away rather than above at a cost of \$961. Winthrop seconded. Unanimously approved 11-0-0.

CM 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 | \$2,338,754 | (CO 1-30) (1.89%) |
| g) Current GMP Amount | \$123,883,393 | |

2) Change Orders Not Approved

| | | |
|---|-----------|-----------------------------------|
| a) Tentatively Approved | \$0 | (Recommended by SSBC Change Com.) |
| b) Submitted Changes | \$241,797 | (Under review by the Team) |
| c) Potential Changes | \$652,675 | (Not yet submitted) |
| d) Total Not Approved | \$894,472 | (sum of b & c) |
| e) Total Potential Changes (incl. tent. approved) | \$894,472 | (sum of a, b & c; 0.74% 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 | \$1,279,317 | |
| ii) Tentatively Approved | \$0 | (Approved by the Team) |
| iii) Pending | \$268,062 | (Potential & Submitted) |
| iv) Total Transfers | \$1,547,389 | (59% of Starting Amount) |
| e) Current Anticipated Balance | \$1,089,011 | (41% 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 | \$728,720 | |
| ii) Tentatively Approved | \$0 | (Approved by the Team) |
| iii) Pending | \$98,270 | (Potential & Submitted) |
| iv) Total Transfers | \$826,990 | (40% of Starting Amount) |
| j) Current Anticipated Balance | \$2,786,456 | (137% Remaining) |

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

| | | |
|----------------------------------|---------------|------------|
| a) Total Completed to Date | \$109,169,559 | (88.24%) |
| b) Retainage Withheld | \$4,421,993 | (-) |
| c) Total Due to Date | \$104,747,382 | |
| d) Total Paid to Date | \$103,641,146 | |
| e) Total Current Payment Request | \$1,106,236 | (Req #037) |

6) Schedule

1. Exterior/Sitework:

- Site light poles have been installed throughout the parking lot areas. The plan is to have these operational for parking lot turnover on 4/24.
- Final grading ongoing this week in anticipation for paving next week. Site crew finished bio retention areas and the landscaper has now mobilized to begin their work in those areas. Sitework crew continues to excavate for footings and the concrete crew is following forming these footings.
- Paving for binder coat scheduled for week of 4/17
- Permanent signage scheduled for 4/20
- Site fence has begun to be moved in preparation for parking lot turnover. South side temporary parking lot to be fenced in as of 4/17.

Mr. Rudert said if it's determined additional signage needed on 4/24 walk of parking lots, CC can provide it with a week of lead time. Mr. Gladstone said that decision will be made by town clerk and town administrator. Officer Fitzhenry also reviewing. School also has sandwich boards available.

2. WWTP

- a. Gas meter has been installed at the WWTP, and the gas service has been relocated by Eversource.

3. Punchlist

- a. There are 10 items still open in the building. This work includes the following:
 - i. Misc. HVAC and Electrical Field Reports
 - ii. Caulking @ Glass Enclosures
 - iii. Correct Wood Doors @ two science rooms
 - iv. Zen Garden Below Stair 1
 - v. Exterior Signage Touch Up (To be completed in warmer weather).
 - vi. Seal @ Metal Panel

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 |

Ms. Crosby, resident, told at March 28, 2023 meeting that RFP for signage would be back by this meeting and SSBC would have a clear sense for ordering. HS still needed signage above handicap wave button at main entrance and handicap wave button didn't properly work. On March 24 she had to use two hands to open the front door when attending an event at the school, the handicap wave button didn't work. If building is open to the public, the button needs to work, someone needs to take ownership of this.

Chair noted that was an operational issue. Ms. Crosby said not necessarily because it was unclear if it was software or hardware. Ms. Crosby and custodian found handicap wave button working one out of six times on another visit, which suggested it was a sensor issue.

Ms. Crosby at least wanted a handicap sticker shown above the exterior wall handicap wave button. She has requested this since January. She suggested it is clear this committee doesn't care about ADA. Chair responded Ms. Crosby will not defame this committee. Ms. Crosby responded if she were muted, Mr. Gladstone would be in violation of a case recently decided by the Supreme Judicial Court allowing her right to speak. Mr. Gladstone noted his concern was her decorum.

Ms. Crosby measured the handicap wave button at the parent loop and it was also too high.

The press box had no handicap accessibility but had a press box sign with braille under it. If any student announcers have a mobility impairment, there is no way up there.

Ms. Crosby found an abject failure of this committee to address those issues. She has had to come back time and time again and nobody even looked into the ADA signage until the middle of March.

Ms. Crosby filed a complaint on January 17, 2023, with the DOE office of Civil Rights. They have now interviewed her and are deciding if they want to open an investigation into the Sharon Public Schools. All buildings will be reviewed. Last time this happened it cost the district \$100k. New HS building has not met her child's needs all year long.

Mr. Rudert, Mr. Blessen, and Mr. Kopacz told by the Chair that he understands Ms. Crosby's frustration and that dealing with it expeditiously is a priority. He understands there are lead times for signage, but he agreed there was reason for the frustration.

D. LIBRARY

Bids for the library due by Thursday, so will know by Thursday April 13, 2023 where the scope of the bids fit within library project budget.

This is a DBB so low bidder. A listing of the bids will be distributed as early as possible.

E. ADJOURNMENT

Through unanimous consent the meeting ended at 7:31PM.

These minutes were approved at the April 25, 2023 SSBC meeting.