

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, May 9, 2023

SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin-present @ 6:35 PM	Rick Rice-present
Matt Grosshandler, V. Chair -present	Marty Richards -present	Colleen Tuck -present
Matt Baldassari-present	Roger Thibault-present	Sara Winthrop -present
Deb Benjamin-present @ 6:40 PM		

SBC Attendees and Others

Julie Rowe – SBC – HS -present	Kevin Nigro – PMA – HS -present
Avi Shemtov – SBC Alternate – HS	Matt Gulino – PMA – HS -present
Meg Dussault – Asst. Superintendent – HS - present	Chris Jankun – PMA – HS
Emily Burke – Acting HS Principal, SBC -present	Chris Carroll – PMA – HS
Tony Kopacz – SPS – HS	Eric Lowther – PMA – HS
Timothy Chouinard – DPW -present	Chris Sharkey – Tappe – HS
Peter Botelho -Superintendent -HS	Chris Blessen – Tappe – HS -present
Carolyn Weeks –LBC -present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Library -present	Chandler Rudert – Consigli –HS -present
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
Drayton Fair – LLB – Library	Mike Winters – Consigli – HS -present
Brian Valentine – LLB – Library	Ryan O’Neil – Consigli - HS
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 6:31 PM.

A. LIBRARY

- Funding Approved May 1 Town Meeting
- Construction bids due May 18, 2023

B. ADMINISTRATION

Minutes for review and approval from April 25, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of April 25, 2023, SSBC meeting with single change from Commissioner to Commissioning Agent. Seconded by Winthrop. Approved 9-0-0 (Benjamin, Martin not present).

C. HIGH SCHOOL PROJECT

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	\$2,437,818	(CO 1-31) (2.00%)
g) Current GMP Amount	\$123,982,457	

2) Change Orders Not Approved

a) Tentatively Approved	\$9,133	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$197,385	(Under review by the Team)
c) Potential Changes	\$750,772	(Not yet submitted)
d) Total Not Approved	\$948,157	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$957,290	(sum of a, b & c; 0.78% 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	\$1,282,529	
ii) Tentatively Approved	\$18,933	(Approved by the Team)
iii) Pending	\$273,206	(Potential & Submitted)
iv) Total Transfers	\$1,574,668	(75% of Starting Amount)
e) Current Anticipated Balance	\$1,049,342	(49% 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	\$114,513	(Potential & Submitted)
iv) Total Transfers	\$843,233	(42% of Starting Amount)
j) Current Anticipated Balance	\$2,770,213	(135% Remaining)

5) Requisitions (thru Req #38 for March 2023)

a) Total Completed to Date	\$109,873,552	(88.24%)
b) Retainage Withheld	\$2,298,945	(-)
c) Total Due to Date	\$107,574,607	
d) Total Paid to Date	\$104,747,382	
e) Total Current Payment Request	\$2,827,225	(Req #038)

2. Schedule

6) Schedule

1. Exterior/Sitework:
 - a. Placed concrete for dugout and bleacher pad this week at the softball field
 - b. Irrigation crew installing their lines that run through the softball field
 - c. Softball field scoreboard installation is lined up for the end of this month.
 - d. Site contractor has mobilized on the south side of the school and has completed excavations for retaining walls as well as site lighting conduit. Concrete crew is following that crew and is forming up the retaining walls in preparation for concrete placement by the end of the week.
 - e. Sitework contractor has prepped for landscape areas between A/B and they are now ready to be loaded.
 - f. Concrete and hardscape work out front of the Community Ed entrance to begin later this week.
2. Drainage crew has begun installing drain line along Pond Street where the existing sidewalk is located. Eversource, Verizon, Comcast and DPW all not claiming ownership of electrical pole. Verizon suggested private, owned by school. Griffin will test for live activity prior to demo for safety for all.
3. WWTP
 - a. Gas meter has been installed at the WWTP, and the gas service has been relocated by Eversource.
 - b. There is storm water infiltrating the treatment plant as determined by higher flows when there is rain. Will continue to research to find source.
4. Punchlist
 - a. There are 5 items still open in the building. This work includes the following:
 - i. One Item from HVAC Field Reports – pipe material for roof top drains
 - ii. Caulking @ Glass Enclosures
 - iii. Exterior Signage Touch Up (To be completed in warmer weather).
 - iv. Seal @ Metal Panel
 - v. Fume Hood Closure

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

Regarding Phase 3, planting push for installation this season, but some lawn areas may require a different strategy per Mr. Rudert.

8) Change Orders and Transfer Change Orders

- a. Review Change Order 032 and Transfer Change Order 032T. These changes were reviewed and approved by the change order subcommittee on 4/11/2023.

MOTION by Chair to approve Change Order 032 dated May 2, 2023, in the amount of \$3,193. Seconded by Winthrop. Unanimously approved 11-0-0.

MOTION by Chair to approve Transfer Change Order 032T dated May 3, 2023, in the amount of \$0. Seconded by Winthrop. Unanimously approved 11-0-0.

Bioretention Areas

Are bioretention areas a hazard? Areas 1, 2 and 3 are not yet completed and tied into retention system, so significant amount of water collected temporarily due to this and recent heavy rains. Per architect, currently yellow fence is there as a caution, a visual to frame edge of site since work is not completed. When the fencing is gone there will be plantings to help guide people into the site. When drain is tied in, the water will drain once it rises above 12”.

Ms. Burke explained that a bioretention area is meant not to go into stormwater. It is designed to absorb naturally and prevent water from going into stormwater.

Mr. Martin might want a barrier for the future based on what is being shown. Mr. Blessen suggested not judging based on the area that is not complete. Mr. Gulino indicated areas designed not retaining for anything other than to percolate naturally. Mr. Rice suggested SSBC should not be making decisions on a flooding condition. The chair said not making decisions, having discussions and gathering information.

Regarding plantings, Mr. Thibault asked whether they are resistant to salt. The architect noted they are native and they may be collecting water from the lot. Ms. Tuck suggested members could view a bioretention area at the Unitarian church next to a playground and added that the water goes away quickly.

Architect offered maybe considering landscape stakes (nice ones) around the outside while the plants are developing and become established.

Mr. Thibault noted that the areas are designed to accumulate run off as it percolates into the ground. Should we be concerned about the depth that accumulates? For him, 12” is not a concern but is it a concern to others?

Chair said they may not be mandated requirements. This is a personal preference or concern at this time.

Ames Court Letter

SSBC received a letter regarding a grade increase at the tennis courts. The increased grade allows persons standing at that height to see into the property. Fencing may be an option that was not in the original plan.

Redesign of Access Road

Redesign with addition of van turnaround requested to allow vans to drop students closest to the door they need to enter. For this to occur safely and not disrupt the larger buses, a dedicated van drop-off with turnaround was considered. Order of magnitude because this would require repaving and changes to the drainage. Needs to be designed and priced. The chair asked of ways this can be accomplished other than spending \$200K+ from a fiduciary point of view. Turnarounds are being designed by civil engineers and Tappe currently.

Ms. Burke found van turnaround redesign made the most sense space wise, but she didn’t have a cost in mind at that point.

Chair asked if another curb cut on Pond Street was an option. Ms. Burke said it was considered, but likely taking out more trees and it would possibly take longer. Currently, the students cross a pedestrian walkway which is not ideal.

Ms. Dussault joined the meeting and said the discussion did look at options to cut a curb at Pond St. There would need to be involvement of Conservation Committee.

Ms. Winthrop asked if vans could arrive from Beach St. and leave via Pond St. with the other busses? It would interfere

with pedestrian traffic.

Mr. Rice suggested additional pavement may need to go to Conservation Commission for review. Mr. Blessen said it was the engineer's opinion that it was construction modification, minimal add of pavement.

Mr. Rudert received pricing without level of detail expected, looking for more of a breakdown, but currently \$250K-\$285K. He should have a quote by the next meeting.

Mr. Thibault wondered if Gate B was large enough for two-way traffic; suggested a traffic engineer review. Seven vans are a small number to start but we want to minimize crossing traffic.

Mr. Rice wanted to make sure we are doing the right things with ConCom involvement, fully thought-out expectation and result.

Chair summarized SSBC waiting for pricing of this option, might involve approval of ConCom. He noted he hasn't heard any appetite for trying to find a less costly solution.

Ms. Winthrop asked what were the other options? Ms. Burke outlined:

- Curb cut may take too long, involve abutter notifications and involve ConCom
- Use the loading dock- there are stairs so no
- Keep in the existing bus loop- vans take longer and want to avoid buses going around them
- Existing parking lot change- seemed to be a significant redesign
- If we did not have to worry about land issues such as ConCom
- Could it move up to between wings?
- Dedicate parking spots between A and B buildings, but vans would have to back up as others pull in

Ms. Dussault said after four or five meetings on this topic, the turnaround was determined to be the best option.

Ms. Winthrop stated that it seemed like a lot of money for this amount of radius and drainage work. But she can't imagine curb cut would come in for less. Mr. Rudert and Mr. Thibault agreed. More contractors would be needed for curb cut.

Mr. Rudert will investigate itemized pricing.

D. ADJOURNMENT

Through unanimous consent the meeting ended at 7:58 pm.

These minutes were approved at the May 23, 2023 meeting.