

Zoom Meeting Minutes  
Tuesday, August 8, 2023

Gordon Gladstone, Chair -present	Mike B. Martin present at 7:10 PM	Rick Rice -present
Matt Grosshandler, Vice Chair -present	Marty Richards -present	Colleen Tuck -present
Matt Baldassari -present	Roger Thibault-present	Sara Winthrop -absent
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 –HS, 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 - Present
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
R. Drayton Fair – LLB – Library – Present	Mike Winters – Consigli – HS- Present
Brian Valentine – LLB – Library -- Present	Eric Hooper DPW Supervisor - Present

**Open the meeting**

The Chair noted that the meeting was being held remotely consistent with MA laws. It is not expected to include substantial public comment, but any public comment will be limited to two minutes. The meeting opened at 6:34 PM.

**A. Administration**

**1. Minutes**

Minutes for review and approval include July 25, 2023, SSBC meeting(s).

**MOTION** by chair to approve the minutes of the July 25, 2023, SSBC meeting. Seconded by Rice. Unanimously approved 7-0-1. Tuck abstained. Ayes: Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler.

**2. Invoices**

HS Project Invoices for review and approval at the 08.08.2023 SSBC meeting for the Sharon HS project are as follows:

**Miscellaneous**

- **S&P Security Systems invoice 18228 dated 4.18.2023 totaling \$488.00** PMA confirms this security tie-in work has been completed. PMA recommends payment by the Town of Sharon.
- **S&P Security Systems invoice 18410 dated 5.14.2023 totaling \$4,000.00** PMA confirms this security tie-in work has been completed. PMA recommends payment by the Town of Sharon.
- **S&P Security Systems invoice 18411 dated 5.14.2023 totaling \$11,970.00** PMA confirms this security tie-in work has been completed. PMA recommends payment by the Town of Sharon.

S&P was engaged as security for the HS Project. The chair asked Mr. Gulino whether SSBC authorized taking S&P work on at the request of school to the amount of \$10K? Mr. Gulino agreed with recollection, said some work was added on with S&P to expedite it with lower cost. Mr. Gulino needed to track down original proposals. Because it is a 60% increase to what SSBC approved, invoices were held for future discussion.

## **B. High School Project - 6:38 PM**

### **CM Report**

#### **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	\$2,571,593	(CO 1-35) (2.09%)
g) Current GMP Amount	\$124,084,820	

#### **2) Change Orders Not Approved**

a) Tentatively Approved	\$31,412	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$93,091	(Under review by the Team)
c) Potential Changes	\$216,341	(Not yet submitted)
d) Total Not Approved	\$309,432	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$340,844	(sum of a, b & c; 0.03% 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	\$1,403,712	
ii) Tentatively Approved	\$6,315	(Approved by the Team)
iii) Pending	\$374,852	(Potential & Submitted)
iv) Total Transfers	\$1,784,879	(75% of Starting Amount)
e) Current Anticipated Balance	\$845,446	(32% 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	\$808,474	
ii) Tentatively Approved	\$16,555	(Approved by the Team)
iii) Pending	\$60,516	(Potential & Submitted)
iv) Total Transfers	\$885,545	(43% of Starting Amount)
j) Current Anticipated Balance	\$2,744,456	(135% Remaining)

#### **5) Requisitions (thru Req #40 for June 2023)**

a) Total Completed to Date	\$114,172,550	(92.01%)
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b) Retainage Withheld	\$2,014,349 (-)
c) Total Due to Date	\$112,158,201
d) Total Paid to Date	\$111,272,131
e) Total Current Payment Request	\$886,070 (Req #040)

## 6) Schedule

### 1. Exterior/Sitework:

- i. All contractors continue to push forward towards milestone dates for the north plaza.
- ii. Baseball field
  1. Percolation testing has passed. Loam has started to be trucked in.
  2. Backstop wall and staircase has been poured
  3. Sidewalks and dugout pads continue to be formed up in preparation for concrete pours.
- iii. All sidewalks have been completed at the south lawn. The paving and deck crew has mobilized at the south door.
- iv. Main parking lot, loading dock, WWTP, and emergency access roads have now all been final paved.

Busses will likely be running on August 30<sup>th</sup> and paving will be complete Aug 19<sup>th</sup>. This should be enough time for paving to cure. It is most important to not have vehicles sitting on fresh paving, but ok to drive on it. Still some heavy equipment in North plaza. Loading dock opened by tomorrow.

- v. Van turnaround drainage work and binder coat has been completed. Landscaper to mobilize in this area to complete their scope.
- vi. The bus loop and all north entry doors will be shut down until the end of the project. All occupants will use the community ed entrance to enter the school starting 6/26.

### 2. Interior

- a. CCC has begun scheduling all approved change work and will continue to send out updates to keep all SHS occupants in the loop for where workers will be. Expecting to work some Saturdays in September.

### 3. WWTP

- a. There has been a blower failure at the WWTP. CCC/PMA continue to work with SHS to get this replaced. Covered in detail later in this meeting.

### 4. Punchlist

- a. There are two items still open in the building. This work includes the following:
  - i. 1 Item from HVAC Field Reports – looking to get this wrapped up over next two weeks
  - ii. Fume Hood Closure – scheduled to be completed next week

## 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	8/18/2023	0	0

TCO expected to be updated as of 8/18. Having full occupancy, this just ensures they can open all the egress and ingress pathways. Town building inspector and site superintendents were in communication.

Ms. Crosby noted two new curb cuts on senior lot both sides don't seem to align with any crosswalks that bring pedestrians to the

school, not accessible to individuals who cannot do a step. Mr. Rudert said the curb cut placement on senior lot side will be finalized on Thursday and come straight across. Once the main parking lot opens all those curb cuts will be in their final state. Starting August 9, curb cut on loading dock will allow entrance to sports side of the building.

## 8) Items to Review

- a. Review Change Order 038. These changes were reviewed and approved by the change order subcommittee on 07/25/2023.

**MOTION** by chair to approve Change Order 038 in the amount of \$-32,486. Seconded by Mr. Rice. Unanimously approved 8-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler).

- a. Change Order 039 was approved to be finalized by the SSBC in an executive session on 7/25/2023. Due to the sensitive nature of this change, a detailed review of this change will not occur in a public session. This approval is to authorize the signature of the finalized change.

**MOTION** by chair to approve Change Order 039 in the amount of \$63,898. Seconded by Ms. Benjamin. Unanimously approved 8-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler).

- a. Review Transfer Change Order 038T. These changes were reviewed and approved by the change order subcommittee on 07/25/2023.

SSBC asked what it would cost to warranty three trees, rather than all trees as indicated in original proposal. Mr. Rudert will seek a quote. Member recommended approving this one as the warranty is superfluous. This included \$16K out of an allowance and \$6K out of contingency.

**MOTION** by chair to approve Change Order 038T in the amount of \$0. Seconded by Mr. Rice. Unanimously approved 8-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler).

Mr. Kopacz review additional request from the school administration for Halo Vape Detector License – 3 Year = \$20,112. This sends cloud-based alerts right to cell phones and is more user friendly according to Mr. Kopacz. Architect said district requested vape detection system. Hardware was installed. After three years the school dept. would end up picking up the subscription. Members expressed this is an operational cost, not a building cost. Mr. Kopacz looked to SSBC for funding because the budgeting season was done when they became aware of the cost. Members said it doesn't make sense to bond and pay interest on an operational cost.

**MOTION** by Mr. Rice not to approve the Halo Vape Detector License – 3 Year. Seconded by Gladstone. Unanimously approved 8-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler).

Architect shared drawing of South Lawn per Chair's request.

## 2. Marvin Window Warranty

- a. Review final warranty for the Marvin Wood Windows pending comments from Town council.

This item was held to give committee members a chance to review suggested changes.

## 3. Cost to Replace failed aeration blower motors in the WWTP

WWTP equipment failed, and two aeration blower motors needed to be replaced per Weston & Sampson. The work request

indicated two blowers and the proposal indicated a blower. Will correct to show two blowers per Mr. Rudert, and they will send again. Weston & Sampson have sourced one blower currently, don't know lead time on second blower, they said plant can run on one blower.

Mr. Gladstone, as Chair, authorized PMA/Consigli to authorize this work going forward.

Mike Martin joined the meeting at 7:10 PM.

### **C. DPW Water Treatment PFAS Project -7:17 PM**

#### **1. Water Treatment Project OPM RFS**

Mr. Rice shared a proposed schedule to hire OPM to meet grant deadlines for the PFAS plant. The schedule met the funding deadlines understood by DPW. Need to review the RFQ and the Attachment E Weighted evaluation form so the RFQ solicitation can progress per the schedule:

- August 17, 2023                Submit RFS in Central Register of the Commonwealth of Massachusetts and a newspaper of general circulation in the Town of Sharon.
- August 23, 2023                RFS appears in Central Register.
- September 13, 2023            Informational meeting and site visit at the Administrative Offices of the DPW.
- September 20, 2023            Last day for questions from Respondents by noon.
- October 4, 2023                Responses due by 4:00 pm.
- October 10, 2023                Respondents short-listed (note: Tuesday SBC Meeting)
- October 24, 2023                Interview short-listed Respondents (note: Tuesday SBC Meeting)
- October 31, 2023                Negotiate with selected Respondent. Anticipate fee negotiation and contract execution within two weeks.
- November 14, 2023            Execute contract

Mr. Thibault clarified that this was to bring a specialized OPM on board, not about the designer or contractor at this time.

The designer, Environmental Partners, was selected already. The contractor will go out to bid.

Mr. Hooper said additionally a Town Meeting vote (Dec?) to authorize to borrow the full construction amount would be needed. There is ARPA and grant money available to offset the full amount once authorized.

Mr. Hooper said the one Environmental Partners estimate will be reviewed by a third party. If the cost increases beyond the approved amount, then it may have to go out to bid again. The pipes have already been procured but the full authorization, including pipes, must be approved and materials acquired would be deducted.

Project on IUP (intended use program), to start Fall 2024, need December town meeting to have six months to put it out to bid.

Committee reviewed OPM score sheet. Added line item for financial stability.

**MOTION** by Mr. Rice for committee to approve the RFS with the two caveats that 1) OPM cost estimate intervals are in there and 2) add a financial stability on the weighted evaluation scoring chart. Seconded by Tuck. Unanimously approved 9-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler, Martin).

Mr. O’Cain can place a newspaper advertisement and a central registry notice per Mr. Hooper.

Mr. Hooper discussed plant and neighborhood locations. They have had a meeting with neighbors at a preferred location already. The building cost is not dependent upon the location. There were some differences in prices for piping and riverways locations at different town wells.

Chair confirmed with Mr. Hooper that a member of the DPW needed to be appointed to SSBC as a DPW representative.

#### **D. Library Project – 7:45 PM**

No representative from CHA was present to answer questions about truck width and earth movement.

**Library Project Invoices** for review and approval at the 08.08.2023 SSBC meeting for the Sharon Library project are as follows:

- Mead, Talerman & Costa, LLC Invoice 14439 dated May 18, 2023, in the amount of \$135.

**MOTION** by Chair to approve Mead, Talerman & Costa, LLC Invoice 14439 dated May 18, 2023, in the amount of \$135. Seconded by Richards. Discussion followed.\*

Ms. Weinstein questioned the use of Mr. Winner who was originally retained by the Trustees. She will speak with the Town Administrator.

Mr. Valentine has about 30 RFI submittals for basic plumbing and HVAC systems.

Neighbor was concerned about sight lines to road so “scrim” was removed to rectify that problem according to contractor. Waiting for utilities to be turned off to continue.

The Abutters meeting was held last Sunday, about 18 attendees attended from the abutters list for 500’ distance.

Demolition cannot occur until Eversource turns off utilities at the street, waiting on the utility.

M O’Connor (MCOO) provided a plan which would locate the trailer on the street. Checking with Town Administrator about the street be closed or one-way (with two neighbors with driveways still having access).

No representative from M. O’Connor was present to answer questions about truck width and earth movement.

Resident, Melissa Frazier concerned that about safety at a school bus stop at 1 School St. Chair said this was raised at the abutters meeting, so OPM and contractor are aware there needed to be a safe location for a bus stop. The abutters meeting was not recorded.

Ms. Schustek noted vote hand not been taken on Mead Invoice above.

**MOTION** by Chair to approve Mead, Talerman & Costa, LLC Invoice 14439 dated May 18, 2023, in the amount of \$135. Seconded by Tuck. Unanimously approved 9-0-0 (Tuck, Gladstone, Richards, Rice, Baldassari, Thibault, Benjamin, Grosshandler, Martin).

Discussion about trailer locations in street, on site, or other possibilities.

Ms. Weinstein requested that the Sharon Library Foundation hang a sign at the construction site. Others suggested looking into the regulations with the Town and with the contractor. Discussion about required language from MBLC, final version will be circulated. Does need MBLC language.

Ms. Crosby said they need to get specific approval by the Town to hang signs that aren't specific construction signs, or the DPW may remove the signs.

Ms. Weinstein asked if anyone had any experience with groundbreaking? The chair suggested architect, OPM and CM be contacted.

**E. New Business**

**F. Topics the Chair would like to discuss not known 48 hours in advance**

**G. Adjournment**

Through omnibus motion by chair the meeting ended at 8:06 PM.

**\*FOLLOW UP NOTE:** Ms. Schustek incorrectly indicated a motion and second were still needed. Motion carried, but this will be revoted at a subsequent meeting to clarify]. 8/28/23 erroneous "\*" from copy and paste was included in last motion. It has been removed. The only item needed "\*" indicates such above.