

Sharon Standing Building Committee

Zoom Meeting Minutes
Tuesday, November 28, 2023

SSBC Members

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

SBC Attendees and Others

Julie Rowe – SBC – HS -present	Kevin Nigro – PMA – HS -present
Meg Dussault - SBC	Matt Gulino – PMA – HS -present
Emily Burke – HS -SBC -present	Chris Jankun – PMA
Peter OCain – Town Engineer	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS
Eric Hooper – Superintendent of DPW – GWTP -present	Chris Blessen – Tappe – HS -present
Carolyn Weeks –LBC -present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Lib-present	Chandler Rudert – Consigli –HS -present
LeeAnn Amend – Lib-present	Kyle Raposo – Consigli – HS
R. Drayton Fair – LLB – Lib-present	Mike Winters – Consigli – HS-present
Brian Valentine – LLB – Lib-present	Ryan O'Neil – Consigli
Ariana Pizzanelli LLB - Lib	Kristy Lyons – Consigli – HS
Mark Luzaitis CHA On-site rep CHA. - Lib-present	Jonathan Seibel – Consigli – HS-present
Casey Hochheimer -CHA – Lib-present	Allie Goldberg, Margaret McCarthy W&S -GWTP
Joe Sullivan - CHA- Lib-present	Margaret McCarthy - W&S -GWTP
Karl Walsh – MOCC – Lib	
Krystal Burrows – MOCC - Lib	
John Freer – MOCC - Lib	

Open the meeting

The Chair noted that the meeting was being held remotely consistent with MA laws. There will be no public comment this evening. The meeting opened at 6:33PM.

A. Administration

1. Minutes for review and approval from November 14, 2023

Discussed edit: "They then decided they would bifurcate any schedule delay at the time," to read "Mr. Grosshandler and Mr. Sullivan then decided they would bifurcate any schedule delay at the time,"

MOTION by Mr. Gladstone to approve the minutes of the November 14, 2023 meeting with revision as noted. Seconded by Tuck. Unanimously approved 8-0-1(Rice abstained. Weeks/Rowe for LIB/HS included in vote).

2. Discussion and approval of Change Order Subcommittee/ representation -- makeup of the subcommittee

Chair planned to attend OAC Library weekly meeting Fridays at 9AM and DPW GWTP monthly meetings. SSBC Reps for each project will help the chair keep up with digesting email traffic and documents, more so than needing help attending the meetings.

Mr. Gladstone was concerned whether SSBC Reps as designated would be able to attend OAC meetings, but chair's ability to attend meetings eliminated that issue. Library and DPW GWTP OAC meetings will have remote access option.

At OAC meeting there are often decisions that need to be made in the moment and the chair has authorization in the moment with respect to dollars granted by the building committee. Mr. Gladstone wanted to consider what to do if OAC meetings were not attended by the chair.

During design review, W&S recommended monthly meetings until construction starts.

Chair suggested careful crafting of motion for 12/12 SSBC meeting.

Mr. Baldassari and the chair have been discussing Mr. Baldassari taking a leadership role in CO Subcommittee as well.

Mr. Gladstone asked for clarification of the level of spending for SSBC representatives to authorize CCDs to go forward. OPM also has authority to a lesser extent. Should parameters be inherent to the person or to the job? He suggested parameter be to the job. Mr. Grosshandler initially finds status quo works (\$40K lib chair authorization and \$20K GWTP? Have to check). CO and SSBC don't really have any influence on a CCD that is maybe in the works or completed by the time it gets to the subcommittee to clarify the order in which things would be done and what order of authorizing field work is. Unless issue with way it is being done now, chair said where he will be attending OAC meetings he thinks it can be handled same as in the past.

Mr. Rice reiterated that the procedure was for the chair to authorize things that have to proceed on an expedited basis on a not to exceed number. The CO subcommittee reviews the details of what has been done. It's not to say we aren't paying, but rather CO Sub to look at detail for SSBC committee.

Mr. Rice doesn't think Chair absent from an OAC meeting needs to deputize someone else at the meeting. Chair would still be reachable at follow-up time for simplicity's sake. And OPM always has authorization too.

Ms. Benjamin agreed that if done with Chair and Vice Chair, they are both reachable for authorization. Mr. Gladstone can't recall authorization to the vice chair, if needed committee can authorize that.

Mr. Rice asked if the chair isn't available, isn't the vice chair stepping in as the chair? For clarity's sake Mr. Gladstone stated vice chair should be given the same authorization within the context of the minutes. Possible 12/12 motion, 'Chair has authorization, to the extent the chair is not reachable, the vice chair has authorization to make the decision in the chair's absence.'

Mr. Rice asked if there were any change order issues for the library yet? Authorization for vibration monitoring, a couple more conduits, and a CCD about a water main adjustment currently out for pricing were the only items so far. Mr. Sullivan added that there were no critical paths at this time.

Ms. Benjamin asked chair if he felt confident that he could forward emails to project reps or set up a different kind of system? Intent would be chair and two to three representatives would be copied on the same correspondence. Chair said distribution lists were being created.

Mr. Gladstone said the non-officer needing authority is not needed at this time.

B. High School Project

1. Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status.
2. Consigli to review latest schedule, logistics plan

Project Updates:

1) GMP Summary

- Preconstruction Amount \$431,885

- GMP Amendment #1 Amount	\$5,759,799	
- GMP Amendment #2 Amount	\$16,835,409	
- GMP Amendment #3 Amount (Pending)	\$98,517,546	
- Total GMP Amount	\$121,544,639	
- Approved Change Orders	\$2,929,243	(CO 1-43) (2.41%)
- Current GMP Amount	\$124,396,656	

2) Change Orders Not Approved

a) Tentatively Approved	\$47,010	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$46,553	(Under review by the Team)
c) Potential Changes	\$329,636	(Not yet submitted)
d) Total Not Approved	\$376,189	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$423,199	(sum of a, b & c; 0.017% of GMP)

Per Mr. Rudert, change orders not approved needs updating including potential additional cooling to the Dark Room and the WWTP generator.

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	\$1,588,026	
ii) Tentatively Approved	\$4,545	(Approved by the Team)
iii) Pending	\$315,780	(Potential & Submitted)
iv) Total Transfers	\$1,907,065	(75% of Starting Amount)
e) Current Anticipated Balance	\$720,379	(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	\$837,187	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$34,638	(Potential & Submitted)
iv) Total Transfers	\$871,825	(43% of Starting Amount)
j) Current Anticipated Balance	\$2,741,621	(135% Remaining)

5) Requisitions (thru Pencil Req 43 for Sept/October 2023)

- Total Completed to Date	\$118,933,696	(95.62%)
- Retainage Withheld	\$1,457,655	(-)
- Total Due to Date	\$117,475,368	
- Total Paid to Date	\$116,208,647	
- Total Current Payment Request	\$1,266,721	(Req #43)

6) Schedule

- a. Warranty work on going this week for Roof Top Units.
- b. Wheelchair lift @ Pressbox scheduled to start 11/29/23

2. Punchlist

- a. 47 Punch List Items. Scheduling trades this week to complete items.

Mr. Sullivan, project manager for library project, mentioned he had an elevator inspector contact should Mr. Rudert need one.

7) Milestone Tracking

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	FB	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	8/25/2023	0	0

8) Change Management -- Review Change Orders 044 and Transfer Change Order 043T. These were reviewed and approved by the Change Order Subcommittee on 11/14/2023

MOTION by Mr. Gladstone to approve Change Order 044 dated 11/28/23 in the amount of \$47,010. Seconded by Ms. Tuck. Unanimously approved 8-0-0.

Mice in field lighting mentioned as an ongoing concern that town needs to monitor.

MOTION by Mr. Gladstone to approve Transfer Change owner change order 43T. Seconded by Mr. Rice. Unanimously approved 8-0-0.

Due to some changes in the building design, original science room doors swung in the wrong direction.

C. DPW – Groundwater Treatment Project

1. Update on contract negotiations and scope review with Weston & Sampson (W&S)

Chair said design engineers, DPW and SSBC reps were making solid progress and scopes coming in right where Mr. Grosshandler thought they would be. Two to four weeks away from next steps. Ms. Goldberg was working through finalizing scope based on conversation from last week. Checking that they weren't buying same scope from engineer and OPM, but also that the town gets all the scope it needs. Mr. Grosshandler would like Mr. Rice and Mr. Thibault to be on a distribution this week to start turning project over to them.

2. Preparation for Town Meeting

At Town Meeting on November 30, 2023, Mr. Hooper will present this project and it will go to town for feedback and a vote. Ms. Goldberg reviewed cost estimates from two consultants and found cost estimate at 50% design document seemed fair. A supplemental estimate will happen at 90%.

Mr. Hooper noted that some private social media pages in town were pushing for an MWRA initiative. If Town Meeting vote is lost, 0% interest and grants will dissolve. With MWRA, there is often a connection fee, utility fee, pipe cost, and then an additional fee to run the water main pipe through neighboring towns.

Member asked about use of a recently completed emergency connection via Norwood as Norwood is 100% MWRA. Mr. Hooper explained that this connection was not sized, nor the agreement with Norwood structured, for the full capacity the Town would need daily. The agreement with Norwood was for emergency use only, not permanent access.

Regarding concern about water quality from MWRA, Mr. Hooper said Sharon uses chlorine and MWRA uses chloramine -- the difference is the disinfection process. They are different and mixing them causes biproducts. We might have to change the Sharon disinfection to connect. Stoughton isolated water to different sections of town. Mr. Hooper has not done research into this yet, but that is possible. Stoughton is going away from MWRA because they were finding it cheaper to use their own water. The cost of

MWRA was significantly higher and there were technical issues. Mr. Hooper said the emergency pumping station has feed ports where more disinfectant could be added, and augmentations systems could be added along the way.

Mr. Gladstone was aware of opposition and knew the MWRA cost estimate Mr. Hooper offered the Finance Committee was questioned. Mr. Hooper manually calculated measurements and pricing of materials. EP cost estimator agreed with Mr. Hooper's methodology and pricing because Mr. Hooper used EP methodology from Pleasant Street. Mr. Hooper said the numbers are accurate to the best of his ability. Mr. Hooper was concerned that he would only have ten minutes to speak at town meeting.

Town Meeting ask is for a project, not a building cost. Looking at breakdown of soft cost, Mr. Gladstone wondered if W&S found \$36M project cost reasonable for this project? Ms. Goldberg said they reviewed, and it was reasonable.

Member looked at August 2023 program cost by EP and wondered about a 10% construction and design contingency because everyone has noted that this is based on 50% design. SRF funding is dictated by SRF loan requirements to present it as a cost. So, EP had buffer contingency throughout, but it wasn't showing due to restriction. Ten percent is a maximum stand-alone contingency that can be shown to SRF. Can put an additional contingency within the cost estimate.

TCI pulled out "Build America Buy America" contingency cost. American Iron and steel different? Yes per Ms. Goldberg. SRF schedule we are on may include a waiver for BABA requirements. If project is delayed would need to fulfill these requirements. This would increase project cost.

3. Discuss time/date for standing OAC meeting for GWTP project

OAC meeting 3rd Fri each month at 11am with remote access. Weekly when ready to break ground.

D. Library Project

1) Project Budget Update

a. M. O'Connor Contracting Inc. Construction Budget (thru October Req#4)

Original Contract Sum	\$19,137,000.00
Net Change by Change Orders	-
Contract Sum to Date	\$19,137,000.00
Total Completed and Stored to Date	\$1,351,050.00
Retainage	
5.00% of Completed Work	\$57,942.51
5.00% of Stored Material	\$9,610.00
Total Retainage	\$67,552.51
Total Earned Less Retainage	\$1,283,497.49
Less Previous Certificates for Payment	\$672,086.32
<u>Current Payment Due</u>	<u>\$611,411.17</u>
Balance to Finish, Including Retainage	\$17,853,502.51 Remaining

b. LLB Design Services and Construction Administration and Amendments

Project Summary

Extended Conceptual Design Phase	\$32,398.44
<u>Basic Design Services</u>	
Final Schematic Design	\$159,425.00
Construction Documents	\$485,321.00
Design Development	\$575,028.50

Bidding/Negotiation	\$76,136.50
Construction Administration	\$333,047.00 (\$285,254.75 Remaining)
Furnishing Design Services	\$100,000.00 (\$100,000.00 Remaining)
Original Contract Total Remaining	\$385,254.75

Additional Services

Original Contract: F.S. 11 North Main Street	\$40,000.00
Amendment 1: F.S. One School Street	\$32,000.00
Amendment 2: Full Services One School Street	\$1,776,356.44
Amendment 3: Commissioning	\$54,843.00 (\$42,571.50 Remaining)
Amendment 4: Civil Schemes Freeman	\$2,880.00
Amendment 5: ZBA Design Requirements	\$39,000.00
Amendment 6: Final Civil Document	\$27,000.00
Amendment 7: Electric Code Updates	\$5,830.00
Amendment 8: Additional Construction Administration	\$85,000.00 (\$74,668.00 Remaining)
Amendment 9: Haz Mat Monitoring	\$9,603.00
Previous Contract Total	\$2,072,512.44
Amendment 10: Additional Constr. Testing Services	\$40,000.00
Amendment 11: Additional Testing Services	\$11,990.00
Current Proposed Contract Value	\$2,124,502.44
Total Remaining Current Proposed Contract Value	\$437,244.75

c. CHA Consulting Inc. Administration Budget

Design and Bidding	\$30,496.00
Construction and Closeout	\$648,739.00
Total Fee	\$679,235.00
Total Fee Earned	\$150,996.00
Previous Amount	\$115,996.00
Outstanding Invoices	
74660-05	\$35,000.00
74660-06	\$35,000.00
Total	\$70,000.00
Current Fee Amount	
74660-07	\$35,000.00
Balance to Finish	\$528,239.00

Mr. Hochheimer shared some photos of the rebar installations and other aspects of the wall panel installations and more. He noted that a third party had inspected initial rebar installations. Town Building Inspector visited the site. There will be another inspection tomorrow and Mr. Hochheimer anticipated another concrete pour later in the week. Grounding wire was installed and Mark Fisher, electrical inspector, was there to clear that, per Mr. Luzaitis.

Plumbing and electrical sleeves being delivered and locations 73:00 reconfirmed.

2. Milestone Tracking

ACTIVITY	ORIGINAL	ACTUAL
Basement Foundation Footings and Walls	November 3 rd 2023	December 15 th 2023
Frost Wall Footings and Foundations	November 27 th 2023	January 15 th 2024
Delivery of Structural Steel	October 26 th 2023	January 15 th 2024
Stage 1 Structural Steel (Basement Columns)	November 24 th 2023	January 26 th 2024

& 1 st Floor Beams/Decks)		
Complete 1 st Floor Slab over Basement	January 18 th , 2024	Spring 2024
Back fill basement and complete Foundations	January 18 th , 2024	Spring 2024
Phase Two Structural Steel		
1 st Floor through Roof	March 27 th , 2024	April 30 th 2024

3. Invoices for the library project

- **LLB Invoice 26-1925 totaling \$24,499.84 dated 10/31/2023: This invoice includes the following:**
 - Description of fees:
 - \$18,317.59 (Construction Administration)
 - \$3,960.00 (Amendment 8- Additional Construction Administration)
 - \$2,222.25 (Reimbursable Expenses Detail):
 - \$197.19 (Miles)
 - \$1,918.86 (Reprographics, Outsourced)
 - \$69.30 (Letter-Sized Black and White Prints)
 - \$11.70 (Letter-Sized Color Prints)
 - \$25.20 (Tabloid-Sized Color Prints)

CHA has reviewed this invoice and we are recommending payment by the Town of Sharon. This invoice does not reflect an increase to LLB's negotiated, lump sum contract value.

MOTION: by Mr. Gladstone to approve the LLB Invoice 26-1925 totaling \$24,499.84 dated 10/31/2023. Seconded by Mr. Rice. Unanimously approved 8-0-0 (Gladstone, Tuck, Rice, Weinstein, Thibault, Benjamin, Baldassari, Grosshandler).

About \$22k amortization of construction fee and \$2,200 for pass through. Mr. Gladstone recommended approval.

Chair requested CHA to maintain access and egress into the pit via ladder or stair.

Mr. Sullivan said ironing out the costs for change orders moving forward will expedite the process.

Survey issues are resolved.

Chair and Mr. Sullivan pushing to get concrete pour completed before snowfall.

Mr. Gladstone suggested people attend town meeting at 7 PM for first warrant article about PFAS station.

Ms. Weinstein noted postcard coming in mail from Library Foundation.

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

F. Adjournment

MOTION: Absent any objection the chair assumed unanimous consent to adjourn at 7:51 PM.

These minutes were approved at the 12/12/23 SSBC meeting.