

Sharon Standing Building Committee Meeting Minutes May 26, 2015

SSBC Members

Gordon Gladstone, Chair	Tony Branca	Richard Slater	Colleen Tuck
Matthew Baldassari - absent	Bill Croteau	Steve Smith - absent	
Deb Benjamin - absent	Rick Rice	Roger Thibault	

Special Members

Joe Bernstein, Police Chief	Eric Hooper, DPW Superintendent - absent	Jim Wright, Fire Chief
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Other Attendees

Shane Nolan -- Daedalus	Mike Dupuis - Consigli
Todd Costa - Kaestle Boos	

Administration

- The meeting of the Sharon Standing Building Committee was called to order by Chair Gordon Gladstone at 6:30 PM at the Community Center.
- Future scheduled meetings: 6/9, 6/23, 7/7, 7/21
- Chair Gladstone suggested that an independent consultant is needed to assist with the radio communication and computer technology needs for the Public Safety Building. He also commented that a peer review of what is being proposed would be beneficial and suggested it was a wise investment. Daedalus, Consigli and DPI will make inquiries on the names of specific qualified candidates and provide to Mr. Gladstone.
- Chair Gladstone asked that a central DROPBOX be set up so all members can access the projects information. Consigli agreed to set one up for all to use.

Architect's Report

- Mr. Costa said there is zero status change on the electric service designed by NStar, now Eversource.
- Mr. Costa said the additional subsurface exploration around the former DPW building is done. Levels are below stringent standards so there are no issues.

- Mr. Costa commented that the final approval of the site sign will take place on June 9th at the BOS meeting. Both Chiefs will attend.
- Mr. Costa provided a preliminary itemized furniture budget for the project which totaled \$254,364.00. Chair Gladstone asked for the criteria used for determining quality and choice of specific items that were recommended. He asked that the Chiefs review the furniture in detail and decide if they want to make changes. Chair Gladstone suggested that the Committee needs to work on this and wanted to introduce the issue

Daedalus

- Mr. Nolan reviewed the RFP for the Exterior Commissioning Agent. Based on their experience, Mr. Nolan recommended Thompson and Lichtner. Mr. Gladstone said the Committee wants a commissioning agent for the envelope, to ensure it is water tight. He agreed to go with Thompson and Lichtner. After a conversation amongst the Committee, Chair Gladstone moved to authorize DPI to enter into contract with T and L for exterior commissioning in the amount of \$31,400. Mr. Slater seconded the motion and the Committee voted 8-0-0 in favor. This RFP includes commissioning services performed in both the design and construction phase. If needed, commissioning services performed in the warranty phase would be an additional service.
- Mr. Nolan said the Trade Contractor Request for Qualifications was sent out and is due back by 6/5/15. He expects 80 - 100 contractors to reply. DPI will perform the reference checks. Mr. Gladstone asked that Mr. Nolan provide written instructions for the review process to include how to score and what we are looking for. Mr. Nolan said it is a pass/fail type of scoring. A meeting is scheduled for this subcommittee on June 16th at 6:30 PM to review what has been received.
- Mr. Nolan said that Chris Reavey will be the new site representative for the project. The Committee had no objections.
- Mr. Nolan said the ZBA tentatively approved the tower height for the Safety Building and is now waiting for the Board of Health approval of septic
- The reconciled 60% estimate totals are: Consigli \$18,855,109; DPI \$18,493,213 and KBA \$18,625,000. The margin of difference between the lowest and highest estimates is less than 2%. The original project budget was \$18,604,000. A discussion ensued regarding the final numbers and the reconciliation process that was undertaken.

Consigli

- Mr. Dupuis stated that Consigli received the 60% estimate summary. He reviewed the summary document that he presented as of 5/26/15 which shows a 1.6% variance from the DD estimate. He said 90% drawings are due on June 16th and the early release packages go out on June 17th. In July, 100% documents will be finished and estimates will be updated.

- The Committee discussed Consigli's explanation for the multiplier they used to calculate their liability insurance cost of \$260,000. The cost for this insurance was not in their original proposal but is however carried in their construction estimate. Chair Gladstone stated that this is not an inconsequential value to ask for after we have made an agreement and we should have been made aware at the onset. He requested a further discussion with Consigli and asked that Chris Riordan attend a future meeting.

Meeting Minutes

The minutes of 5/12/15 were not presented. They will be presented at the 6/9/15 meeting.

Invoices

Tuck/Branca moved/seconded the payment for the invoices below for the Public Safety Building. The Committee voted unanimously for approval.

\$ 48.26 Mike Pollimer - Civil Defense
\$ 594.00 Gelerman
\$ 2,296.50 Information Station Specialists - Civil Defense
\$ 34,496.38 Consigli

Adjournment

Through unanimous consent the meeting adjourned at 8:07 PM

Attachments

Daedalus Report
Kaestle Boos
Consigli Report

Submitted:
Rachelle Levitts
Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance

NOTE: All Standing Building Committee minutes and attachments will be available for the public to read at the Standing Building Committee office located at the Community Center upon request.