

# Sharon Standing Building Committee Meeting Minutes 3/21/17

## **SSBC Members**

Gordon Gladstone, Chair	Tony Branca <b>absent</b>	Richard Slater
Colleen Tuck	Bill Croteau	Steve Smith <b>absent</b>
Deb Benjamin	Rick Rice	Roger Thibault
Sara Winthrop		

## **Special Members**

Tilden Kaufman, Police Chief	Matthew Baldassari	Jim Wright, Fire Chief
Rory Marty <b>absent</b>		

## **Additional Attendees**

Joe Sullivan <b>absent</b>	Chandler Rudert
Kevin Paton	Todd Costa <b>absent</b>
Richard Marks DPI <b>absent</b>	Bill Roche
Michael Williams KBA <b>absent</b>	Pete Gaudreau
Dan Bradford KBA	Greg Walsh KBA
Matt Walsh KBA <b>absent</b>	Alisha Monks - Daedalus -Town Hall

## **Administration**

- The meeting of the Sharon Standing Building Committee was called to order by Chair Gladstone at 6:30 PM at the Public Safety Building.
- Future scheduled meetings: 4/4, 4/18, 5/2, 5/16, 5/30, 6/13, 6/27, 7/11.
- Change Order Subcommittee met on 3/7/17 to review Change Order #11. It was approved for \$43,153.00. The Committee voted unanimously in favor of approval.

## **Town Hall Renovation Project**

- Chair Gladstone commented that Town Meeting is scheduled for May 1<sup>st</sup>. He is meeting with the Board of Selectmen tomorrow. It is up to the Selectmen to make a decision as to what option they want to proceed with and thus make the financial decision as pertains to the Town Hall renovation project.
- Mr. Paton said he met with Mr., Turkington in connection with eliminating the rood deck by taking snow maintenance and removal into account. He said he also tried to squeeze as much square footage out of the footprint as possible. The 22,000 square foot original drawing is now 15,000 square feet with the elimination of the basement. The building is shorter by 20 feet, and narrower by 2.5- feet. Mr. Paton then reviewed his new design.
- Mr. Gladstone commented that the SSBC is not in the position to give the BOS our judgment that any single budget can be represented to Town Meeting. It is up to the Selectmen to choose. Three options are being priced. Option 1 brings the building to ADA code with a mechanical elevator system. There are no substantial changes and the fire station remains as is. Option 2 is the same as option 1 with a new front entrance built for better

accessibility. The fire station remains as is. Option 3 is a brand new building with a colonial design built on the site of the fire station.

- The costs were re-estimated as follows:

<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>6.8M</b>	<b>8.9M</b>	<b>11.9M</b>

- Mr. Croteau stated that the BOS will set the direction, and then vet to the public for input. It was noted that if the project is put off to Fall Town Meeting there will be a potential for 6 months of escalation costs.

## **Public Safety Building**

### **Kaestle Boos Architects Report**

- 1 pending submittal, 0 open RFI's, 22 open change order requests that Consigli is pricing or KBA is reviewing.
- The awning installations were reviewed for location as well as pricing. In total there are a potential for 6 awnings. They are being priced by Consigli. Mr. Gaudreau will provide an itemization for each awning installation so that the Committee may review.
- Mr. Gaudreau will look at the architect's drawings to determine why the front entry awning is dripping.

### **Consigli**

- The Construction Managers Report was presented and reviewed. Mr. Rudert stated that the current GMP is \$19,452,635.
- Slab on grade poured for the residence end.
- Layout for wall framing will begin in residence end.
- Roof blocking is underway.
- Exterior sheathing joints have been sealed and the windows are being wrapped.
- Target date for completion remains at 9/17.
- Mr. Rudert reviewed change order CR111-R1 which is for corridor lighting in the amount of \$16,114.00 for the fire station dormitories. This was an architect omission. A discussion ensued amongst the Committee members. Due to the lead time for materials Mr. Rudert asked that the Committee allow him to purchase the materials. Mr. Slater moved and Ms. Benjamin seconded the motion to authorize Consigli's subcontractor to purchase materials for no more than \$5,700. All voted in favor of approval.

### **Daedalus**

- Bill Roche reported that the overall project is anticipated to be 74% complete through February 2017. The schedule has hit bumps in the road due to

weather but they are battling through. He commented that the quality has been good.

- A new pole was installed on South Main by Verizon and Eversource for the new traffic signal.
- Upcoming events include CMU installation in apparatus bay, roof blocking and roofing installation, window installation.
- Pricing has been received for the alternate snow guard (Building C) and is in the process of being reviewed.
- They are still working toward a completion date of 9/8/17. Mr. Roche said that there is \$1.1 million in owners contingency; we are working within the budget and acceptable magnitude of change orders.

### **Heights Elementary School Roof Project**

- A pre-qualification meeting will be held after the meeting to prequal the roofing contractor.
- The MSBA approved a 2.3 million dollar budget with a \$990,000 grant. The maximum exposure to the Town is 1.3 million dollars. The MSBA provided 44.68% of eligible costs. Mr. Gladstone said he will present the project at Town Meeting with 5– 6 slides.

### **Minutes**

Mr. Slater moved and Ms. Benjamin seconded the motion to approve the minutes of 3/7/17. All voted in favor of unanimous approval.

### **Invoices**

Through unanimous consent, the Committee voted in favor of approval of the following invoices:

#### **Safety Building**

Gym Source - \$40,955.70

Daedalus - \$19,375.00

WB Mason - \$2,772.90 and \$524.99 and \$124,615.83

### **Adjournment**

Through unanimous consent the meeting adjourned at 8:00 PM.

Submitted:  
Rachelle Levitts  
Sharon Standing Building Committee

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(Gordon Gladstone)    Signature of Chair

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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.