

# Sharon Standing Building Committee Meeting Minutes 3/7/17

## SSBC Members

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

## Special Members

Tilden Kaufman, Police Chief	Matthew Baldassari	Jim Wright, Fire Chief
Rory Marty		

## Additional Attendees

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

## **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: 3/21, 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.

## **Town Hall Renovation Project**

- Kevin Paton and Richard Marks summarized the Town Hall Project to date. 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 estimated as follows:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Construction</b>	<b>4.6M</b>	<b>6.0M</b>	<b>10.3M</b>
<b>Total Project Costs</b>	<b>6.4 M</b>	<b>8.5M</b>	<b>13.4M</b>
- Mr. Rice asked that the Committee be provided with a narrative to describe what each option includes along with the square footage. The numbers provided above do not reflect the latest changes to option 3 which is the size of the deck and the staircase to the roof options. Additional items to be considered are the owner's contingency, basement area, septic and demo of the fire station.

- Mr. Gladstone expressed that he would like the owners contingency to be \$750,000 for each option.
- Chair Gladstone commented that he spoke with a member of the Water Management Committee regarding upgrading the PO Square septic system and asked Mr. Paton to speak with Mr. Turkington to determine if there is an opportunity to incorporate a system that could deal with the effluent from the buildings in the square simultaneously with the Town Hall Project.

## **Public Safety Building**

### **Kaestle Boos Architects Report**

- 1 pending submittal, 2 open RFI's, 24 open change order requests that Consigli is pricing or KBA is reviewing.
- It was noted that Chief Kaufman requested an awning over the vestibule at door #102. Mr. Costa is reviewing to determine an appropriate overhang that will look similar to the front door. He will also look at all other doors and the potential need for awnings at other locations. At next meeting he will provide plans and recommendation.

### **Consigli**

- The Construction Managers Report was presented and reviewed. Mr. Rudert stated that the current GMP is \$19,452,635.
- Roof installation scheduled to begin.
- Decking installation is completed.
- Slab prep is ongoing at residence end.
- Target date for completion remains at 9/17.
- A conversation ensued regarding the appropriate stone to replace the grass strips along the walkway behind the police station. The Committee decided on the ¾ washed gray stone which is the least expensive option. Mr. Sullivan wants to review the pricing costs and will report back to the Committee.

### **Daedalus**

- Joe Sullivan reported that the overall project is anticipated to be 74% complete through February 2017.
- There is a \$1,136,422 contingency left.
- There has been \$201,069 in approved change orders.
- They are still working toward a completion date of 9/8/17.

## **Heights Elementary School Roof Project**

- Chair Gladstone stated there as nothing new to report on this project. All paperwork has been submitted to MSBA.

**Minutes**

Mr. Slater moved and Mr. Smith 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**

Gelerman - \$1,237.50

Kaestle Boos- \$16,360.00

Sheehans - \$2,370.23

Daedalus - \$3,350.00

Knight Bagge and Anderson - \$36,300.00

**Adjournment**

Through unanimous consent the meeting adjourned at 7:45 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.