

Sharon Standing Building Committee Meeting Minutes August 26, 2014

SSBC Members

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

Special Members

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

Joe Sullivan - Daedalus	David McKinley – Kaestle Boos
Shane Nolan - Daedalus	Michael McKeon – Kaestle Boos

1. Administration

- a. The meeting of the Sharon Standing Building Committee was called to order by Chair Gordon Gladstone at 6:30 p.m. at the Community Center.
- b. Future Scheduled Meetings: 9/9, 9/23

2. DPW Steel Building Update

- a. Joe Sullivan said the building is close to completion as the miscellaneous punch list items are being addressed. Testing by NSTAR remains to be completed.
- b. Chair Gladstone stated the Building Risk Insurance is in place through 8/31 or 9/1.

3. OPM Report

- a. Mr. Gladstone asked Mr. Nolan if the IG process has been started. Mr. Nolan stated they are ready to issue it.
- b. Mr. Nolan reviewed the Construction Manager at Risk versus the Traditional Design-Bid Build process with the Board. He described the pros and cons stated below and a discussion ensued.

Pros:

- Ability to prequalify and select the CM and the team of individuals who will be part of the team. With a DBB procurement, the Owner has little to no say in the selection of the individuals who will supervise the project.
- CM assistance helps avoid “unbuildable” or costly design details
- CM will review the plans and limit drawing/specification inconsistencies
- CM participates in the sub-contractor prequalification process, which helps weed out poorly performing subs

- Better cost control through CM ownership of construction budget
- Better cost control through additional cost estimating (CM does estimate in parallel to Architect and OPM and all three estimates are reconciled).
- Ability to “fast track” start of construction by scoping/bidding early trade contracts.
- Owner has right to monitor and audit actual construction costs (“open book”)
- Fosters a spirit of cooperation between owner, designer, OPM, CM. CM must get good references in order to attain future work.

Cons:

- Approval required by the Office of the Inspector General (takes 30-45 days)
- Cost of CM services (adds 2-3% to initial cost)
- Cost of CM Preconstruction services
- If a Union signatory CM is chosen, then all Carpentry work will be Union which then has a cost premium versus non-union firms
- CM has little real “risk.”

c. Mr. Croteau stated he thinks the Construction Manager at Risk (CM) is higher quality building.

d. Mr. Gladstone said two Sharon Elementary Schools were built using the Design Bid Build (DBB) method with unsatisfactory result. The Design Bid Build on the Community Center was excellent. There was a CM at the Middle School and that worked well. He said there is a sense when working with a CM; you are more in control of your own destiny. He said with a DBB you assume an adversarial position immediately. Ms. Benjamin said she feels the same as Mr. Gladstone.

e. Mr. Rice said the CM firm is a partner with more flexibility and recommends CM at Risk.

f. Mr. Gladstone said with the CM you are gaining design services at the design phase. You know the site issues up front. It is the opportunity to iron out issues and said it is money well spent.

g. Mr. Nolan recommends that the CM at Risk is the better option and you gain the expertise early in the project. You get the commitment up front and the Committee can pick the team of project managers etc.

h. By unanimous consensus, the SSBC agreed that the Construction Manager was the way to proceed with this project. The Committee asked the OPM to put together a package of the proposed timeline to get the CM on site as quickly as possible.

i. A motion was made that the Chair or Vice Chair enters into contract with DPI as provided in the RFS for \$620,000. It was voted unanimously.

4. Architects Report

a. Mike McKeon stated that a few non-significant changes were made to the plan and he will schedule time to review these changes with the Chiefs.

b. The Geotechnical Investigation Report has been completed and the structural engineer reviewed the related recommendations.

c. The Site Survey is complete and the information was used to update the proposed site plan. (handout). Mr. McKinley reviewed the plan with the Committee.

d. Chief Bernstein was concerned that the power not be turned off if the generator and transfer switch are non-functional as in the current environment. Mr. McKeon said an extra transfer switch is being added for this reason.

e. The Project Team is compiling the required system narratives to follow up with NSTAR's office to run energy models for the building.

f. Chief Bernstein reported that at the Board of Selectmen meeting the Civil Defense need for space was discussed. The BOS would like the auxiliary building built as large as it can be for future expansion for fire trucks and police vehicles or civil defense equipment if the budget allows. No specific decision was made by the BOS. Chief Wright commented they want the extra space for future growth.

g. Mr. Gladstone asked Mr. McKeon to estimate the cost to expand the auxiliary building shell without infrastructure inside. Mr. McKeon said that water and electricity are easy; sewer costs add significant costs to the project.

h. Both Chiefs Wright and Bernstein believe the Civil Defense will be housed in the existing fire station. Chief Wright said he originally wanted Civil Defense integrated into the fire operations but the Civil Defense wants to remain autonomous. Mr. Gladstone said the question for the Board is what makes sense for the community.

i. KBA Contract - Mr. Croteau moved that a motion be made that the Chair or Vice Chair enters into contract with Kaestle Boos for \$1,600,000 subject to satisfactory contract terms. Ms. Benjamin seconded the motion and the SSBC voted unanimously in favor of supporting the Kaestle Boos contract

5. Meeting Minutes

Chief Wright moved to accept the meeting minutes of August 12, 2014. Mr. Branca seconded the motion. The Committee voted in favor 8-0-1 (Rice was absent 8/12/14) of approval.

6. Invoices

None

7. Adjournment

The meeting adjourned at 8:15 PM – unanimous

8. Attachments

- a. Existing Conditions Survey (Kaestle Boos) – 8/26
- b. Proposed Site Plan (Kaestle Boos) – 8/26

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.