

## Sharon Standing Building Committee

### Zoom Meeting Minutes

Tuesday, July 25, 2023

#### SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin	Rick Rice-present
Matt Grosshandler – present 6:40 PM	Marty Richards -present	Colleen Tuck
Matt Baldassari-present	Roger Thibault-present	Sara Winthrop -present
Deb Benjamin – present @ 6:37 PM		

#### SBC Attendees and Others

Julie Rowe – SBC – HS -present	Kevin Nigro – PMA – HS -present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS -present
Meg Dussault - SBC	Chris Jankun – PMA
Emily Burke –HS, SBC -present	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard – DPW -present	Chris Sharkey – Tappe – HS
Peter Botelho -- Superintendent	Chris Blessen – Tappe – HS
Carolyn Weeks –LBC	Tim Ericson – Consigli – HS
Cheryl Weinstein – Library -present	Chandler Rudert – Consigli –HS
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
R. Drayton Fair – LLB – Library	Mike Winters – Consigli – HS
Brian Valentine – LLB – Library	Ryan O'Neil – Consigli
Ariana Pizzanelli LLB - Library	Kristy Lyons – Consigli – HS
Mark Luzaitis CHA On-site rep. - Lib	Jonathan Seibel – Consigli – HS -present
Casey Hochheimer -CHA – Lib	Karl Walsh – MOCC – Lib
Joe Sullivan - CHA- Lib -present	

#### Open the meeting

The Chair noted that the meeting was being held remotely consistent with MA laws.

The meeting opened at 6:35 PM.

#### **A. Administration**

##### **1. Minutes**

- a. Minutes for review and approval include July 11, 2023, SSBC meeting.

**MOTION** by chair to approve the minutes of the July 11, 2023, SSBC meeting. Seconded by Richards. Unanimously approved 8-0-0 (Weinstein, Gladstone, Rowe, Rice, Richards, Winthrop, Baldassari, Thibault).

##### **2. HS Project Invoices:**

Invoices for review and approval at the 7.25.2023 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 040 totaling \$886,070.17 dated 7.19.2023 for the period of June 2023:**

This requisition has been reviewed by both Tappe and PMA. Both Tappe and PMA are recommending payment of this requisition by the Town of Sharon. Per MGL payment for this Consigli CMR requisition for June 2023 is due fifteen days from today, 7.19.2023 the required submission date to the Town of Sharon for inclusion on the 7.25.2023 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 040 for June 2023 is Wednesday, August 2, 2023. Ms. Winthrop participated in the review.

- **Tappe Architects, Inc. Invoice 230602 totaling \$115,000.00 dated 6.30.2023 for June 2023. This invoice includes the following:**

- \$115,000.00 for Close Out Phase Fee billed per Tappe's Contract Amendment No. 002 dated 11.19.2019 and the 2.27.2023 revised DD through Close Out Fee Draw Down Schedule.

**PMA has reviewed this invoice and we are recommending payment by the Town of Sharon.**

- **PMA Consultants, LLC invoice 04200.00-62 totaling \$56,250.00 dated 7.14.2023 for June 2023.** This invoice includes the following backup:

- LS fee of \$56,250.00 for Project Close Out Phase reflected in PMA Contract Amendment No. 002 dated 12.02.2019. This LS billing includes the following backup:
  - PMA actual hours Billing Backup.
  - Lump Sum v. Actuals Matrix.

**Please advise if you require any additional information related to this PMA June 2023 invoice.**

They incurred time charges of \$96,000 during this period. The whole contract is coming into the proper relationship between payment and contract.

#### **FF&E Invoice**

- **WB Mason Invoice 233005619 dated 9.26.2022 BALANCE APPROVED: \$3,970.00**

FF&E invoice has the required Approval Cover Memos.

**MOTION** - Omnibus motion by Chair to approve these four invoices: Consigli Construction Co., Inc. Requisition No. 040 in the amount of \$886,070.17; Tappe Architects, Inc. Invoice 230602 in the amount of \$115,000.00; PMA Consultants, LLC invoice 04200.00-62 in the amount of \$56,250.00; WB Mason Invoice 233005619 in the amount of \$3,970.00 for a total amount of \$1,061,290.17. Seconded by Winthrop. Approved 8-0-0 (Gladstone, Richards, Winthrop, Rowe, Rice, Baldassari, Thibault, Benjamin).

#### **B. Library Project**

##### **1. Amendment -- Project Hazardous Materials Monitoring and Air Testing Services, Smith and Wessel Associates, Inc.**

The chair has an amendment request from LLB Architects in the amount of \$9,603 which represents \$8,730 as a contract for HAZMAT monitoring which LLB is assuming under their contract.

6:40 PM Mr. Grosshandler joined the meeting.

**MOTION** by chair to approve Amendment No. 9 in the amount of \$9,603 which includes the pass through of LLB's 10%. Seconded by Rice. Unanimously approved 9-0-0. (Weinstein, Gladstone, Richards, Winthrop, Rice, Baldassari, Thibault, Benjamin, Grosshandler). Rowe voted yes, not included because this isn't HS project.

Discussion -- CHA subcontractor agreements would've been too long of a process to try to get them on board in the time frame they were looking, was easier to go through the architect per Mr. Sullivan. CHA is reviewing all of

the scope and associated work.

## **2. Preliminary construction schedule**

Two job meetings so far. As of July 24, 2023, abatement of 1 School Street was completed. Construction fence is starting to go up. Logistics plan with a trailer layout received. Off-site parking arranged through the Town Administrator's Office.

Next step was a letter going out about an abutters meeting. Some calls from abutters due to abatement contractor being onsite. Baseline schedule in the next week, and then will have a three-week look ahead at each job meeting. Contractor will be attending building meetings going forward. There are a few RFIs for clarification. Building permits have all been issued. Waiting for permanent disconnect of gas and power at the pole and street to move forward with the demolition of the building. Meter off building.

Lower windows boarded up at 1 School Street as follow-up from conversation at job meeting. Fence now up too. Ms. Benjamin requested that emails will be discussed that they be sent out to the committee for review in advance of the meeting.

Resident on School Street were concerned about safety and walking. The chair thinks there will be no reasonable alternative other than to ask the Select Board to make the street one-way for the period of construction. Mr. Sullivan agreed if it makes the area that much safer, it might be a good idea. Mr. Sullivan will talk to the Town Administrator about making street one-way.

Structure is designed to be solar on a portion of the roof. Citizen inquiring was given access to all construction documents and assurance that all are structurally able to support solar. Mr. Sullivan will follow up with Solar Tech.

Ms. Weinstein will email Drayton about plaque for the murals, and then a separate one that will be for all the people who made mural items. The chair asked that they discuss it offline.

The Historical Commission requested two windows be saved and Mr. Chouinard confirmed they were at the DPW for storage. Mr. Sullivan will confirm the windows were abated.

Ms. Amend asked that all the people going to work on the One School Street project receive clarification that the address of the project is 1 School St so that they do not come to the existing library.

## **3. MBLC update**

MBLC has received all necessary documents and they released the next payment per chair.

Ms. Crosby asked if a solar contract had already been signed? She noted code Section 64-17 has changed and the Town can now take the credits on the solar. They get refunded to the town as grants. The chair directed her to solar committee. Ms. Crosby offered to speak with the Cheryl and the trustees to review the code offline.

The chair asked architect about where the solar needed some room in some area for their equipment? Mr. Fair said good point to bring up because the electric room as designed in lower level of building is very tight. But,

through the process of working with the town and their solar contract they can still make some modifications once it's known how big the equipment they need is and once specs on equipment come in some things can move around.

In his response to George Aronson, did architect ask how much space they would need? Ms. Crosby said shouldn't get specific space considerations from a contractor, but the Chair said solar won't be determined for some period of time, so just sizing. Ms. Crosby said that is what she was attempting to explain, the hoops aren't there anymore -- do it as part of the bill and the town to do it and take the refund of the credits put solar on town buildings and get the benefit of it without having to do a lease or contract.

Mr. Fair said fly in ointment is that the design of solar system was never part of design documents. SSBC would need to authorize adding that to the design and there is a cost to that. Mr. Rice said when a town owns the difference is you bid with design documents. Here's where your stuff is going to go, you own it. Mr. Rice said it would likely be a separate project for bid after the building is completed.

The steps are to hire a designer to design it and then a separate bid for installation. The Chair will talk to George Aronson, Member of the Energy Advisory Committee, in next week or so. He thanked Ms. Crosby for bringing it to SSBC's attention.

Vinagro has stripped the siding off the building as part of the abatement process.

7:05 PM break until HS project staff join meeting at 7:15 PM.

### **C. High School Project**

Mr. Gulino indicated that there is more discussion to be had related to vape detection so this will be deferred to the next meeting. Marvin wood window warranty will defer to next week when Mr. Blessen can be in attendance

### **CM Report**

- a. Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status.
- b. CCC to review punchlist update as a part of the CM report.
- c. Consigli to review latest schedule, logistics plan and pictures.

### **Project Updates:**

#### **1) GMP Summary**

a) Preconstruction Amount	\$431,885	
b) GMP Amendment #1 Amount	\$5,759,799	
c) GMP Amendment #2 Amount	\$16,835,409	
d) GMP Amendment #3 Amount (Pending)	\$98,517,546	
e) Total GMP Amount	\$121,544,639	
f) Approved Change Orders	\$2,540,181	(CO 1-34) (2.09%)
g) Current GMP Amount	\$124,084,820	

#### **2) Change Orders Not Approved**

a) Tentatively Approved	\$118,984	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$66,879	(Under review by the Team)
c) Potential Changes	\$660,010	(Not yet submitted)

d) Total Not Approved	\$726,889	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$845,873	(sum of a, b & c; 0.95% of GMP)

### 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	\$1,403,712	
ii) Tentatively Approved	\$21,220	(Approved by the Team)
iii) Pending	\$372,278	(Potential & Submitted)
iv) Total Transfers	\$1,797,210	(75% of Starting Amount)
e) Current Anticipated Balance	\$848,020	(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	\$808,474	
ii) Tentatively Approved	\$1,596	(Approved by the Team)
iii) Pending	\$60,516	(Potential & Submitted)
iv) Total Transfers	\$870,586	(43% of Starting Amount)
j) Current Anticipated Balance	\$2,744,456	(135% Remaining)

### 5) Requisitions (thru Req #40 for June 2023)

a) Total Completed to Date	\$114,172,550	(92.01%)
b) Retainage Withheld	\$2,014,349	(-)
c) Total Due to Date	\$112,158,201	
d) Total Paid to Date	\$111,272,131	
e) Total Current Payment Request	\$886,070	(Req #040)

### 6) Schedule

#### 1. Exterior/Sitework:

- i. Baseball field drainage has been completed and the field has begun to be tested for percolation in preparation for loam. Fence posts have also been driven for the field.
- ii. Baseball field backstop, walls, and staircases began to be formed and poured.
- iii. The amphitheater steps have been completed and the crew has now mobilized on sidewalks and paver band on the south lawn.
- iv. All contractors continue to push forward towards milestone dates for the north plaza.
- v. Van turnaround drainage work and binder coat has been completed. Landscaper to mobilize in this area to complete their scope.
- vi. The bus loop and all north entry doors will be shut down until the end of the project. All occupants will use the community ed entrance to enter the school starting 6/26.

Mr. Siebel was expecting a substantial credit for abatement that was less than expected. Negotiating with contractor regarding the credit.

Regarding sitework, the contractor is hauling away extra materials on the fields in preparation for next steps

2. Interior
  - a. CCC has begun scheduling all approved change work and will continue to send out updates to keep all SHS occupants in the loop for where workers will be. Carpet changes have material lead times but will keep all involved informed.
3. WWTP
  - a. Gas meter has been installed at the WWTP, and the gas service has been relocated by Eversource. Working on who will complete work on blower that failed and how it will be funded. Mr. Siebel believed the generator was already ordered, but Mr. Rudert handling.
4. Punchlist
  - a. There are 3 items still open in the building. This work includes the following:
    - i. 1 Item from HVAC Field Reports – working with contractor towards resolution
    - ii. Caulking @ Glass Enclosures
    - iii. Fume Hood Closure
- 5.

## 7) Milestone Tracking

MILESTONE	ORIGINAL DATE	ANTICIPATED/ACTUAL	CFB	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	8/9/2023	0	0

## 8) Items to Review

### Change Orders and Transfer Change Orders

- a. Review Change Order 037 and Transfer Change Order 037T. These changes were reviewed and approved by the change order subcommittee on 07/11/2023.

Mr. Siebel reviewed details of Change Order 037.

CR-293 should not have been included, was not included, so nothing to revise here. All \$118,984 were discussed at the CO Subcommittee meeting. Resident Phillip King's email regarding CR-246 Added transaction window was forwarded to all members of the committee. When it was discussed with the CO subcommittee, the rationale for it seemed to be appropriate, so CO subcommittee agreed to it and passed it on to the full committee.

**MOTION** by Chair to approve Change Order 037 in the amount of \$118,983. Seconded by Rice. Unanimously approved 9-0-0 (Benjamin, Gladstone, Winthrop, Thibault, Rowe, Grosshandler, Baldassari, Rice, Richards).

**MOTION** by Chair to approve Transfer Change Order 037T in the net amount of \$0. Seconded by Rice. Unanimously approved 9-0-0 (Benjamin, Gladstone, Winthrop, Thibault, Rowe, Grosshandler, Baldassari, Rice, Richards).

Waiting for drywall contractor to do a short list of work all at on the same visit, including the new IT support window.

Phillip King, resident, sought clarification because he recollected that the chair stated at the last meeting that the new IT support window was not discussed at the previous subcommittee meeting, yet chair just told committee before voting that the subcommittee had signed off on it, which he finds it to be a lie. Chair asked Mr. King not to use words like that and will investigate this for next meeting. Mr. Gulino then explained that an RFP is reviewed with the full committee before anything is released. The RFP is put together, full committee reviews and authorizes, and then it makes it into one of these Change Orders. It is not incorrect that it wasn't reviewed by the subcommittee, but it was reviewed with full committee\* because that has been the process for years. A committee member requested of resident that accusations not be made. He reasserted his right to speak freely.

\*A discussion regarding the IT support window happened during the full committee meeting on July 11, 2023, see page 4 of the minutes which are available on the town website.

**D. New Business**

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

**F. Executive Session**

7:48 PM -- Chair announced the committee would move to executive session regarding building security because discussion of this topic during open meeting would be detrimental. The committee will adjourn at the end of the executive session, not returning to open meeting.

**MOTION** by the chair to move into executive session to discuss security on the HS project. Unanimously approved by roll call vote 9-0-0 (Gladstone, Winthrop, Richards, Thibault, Rowe, Benjamin, Baldassari, Grosshandler, Rice).

Mr. Kopacz and Mr. Siebel will join.

**G. Adjournment**

Through unanimous consent by roll call vote, the meeting ended at 8:08 pm at the conclusion of the executive session.

These minutes were approved by the SSBC at the 8/8/23 SSBC meeting.