

Sharon Standing Building Committee

Meeting Minutes

3/6/18

SSBC Members

Gordon Gladstone, Chair	Robert Atwood	Richard Slater
Colleen Tuck	open	Steve Smith
Deb Benjamin	Rick Rice	Roger Thibault absent
Sara Winthrop		

Special Members

Tilden Kaufman, Police Chief	Matthew Baldassari	Jim Wright, Fire Chief
Ken Wertz		

Additional Attendees

Joe Sullivan DPI	Chandler Rudert Consigli
Kevin Paton BKA Architects	Todd Costa KBA
Pete Gaudreau KBA	Mary Bulso DPI absent

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:, 3/13, 3/20 (HS Short list), 3/27 (interviews), 4/3, 4/10, 4/17, 5/1

Town Hall Renovation Project

- There are three qualified CM candidates to provide proposals for the Town Hall Renovation Project. Chair Gladstone stated that when we do interviews we will have stock questions. Some will go out with the RFP. Mr. Rice volunteered to help develop questions we want to issue with the RFP and those to hold for the meeting.
- A brief conversation ensued regarding the underground raceway placement of pipes for the irrigation system. Additionally the color plan provided for the lawn areas was reviewed. Chair Gladstone will reach out to JJ McGrath regarding the memorial trees.
- The project is at 50% design development.
- 3 test pits were done. They are doing redesign/shift of the septic system based on test pits which suggest that the landscaping and septic locations should be reconsidered. Ground water was not an issue but soil density is..
- All 3 CM responses were prequalified. Daedalus will complete the RFP.
- The 3/13 meeting will be a discussion of the questions. The RFP will be sent out on 3/14. Responses are due back on 3/29.
- It was asked if we can go back out to ask for Design Bid Build. The response was no as the minimum requirement is 2 so, we will move ahead with the process. Per DPI we have the ability to not select any of these bidders.
- Preconstruction meetings should start as soon as the CM is onboard.
- The design in the infrastructure is to have a sprinkler system, if decided to add later, a fully functioning system costs \$40K-50K.

Public Safety Building

- Mr. Costa discussed the KBA heating memo and Chief Wright's response to their findings. The crux of the issue is that they need to look at an alternative to add heat. They are in the process of obtaining a cost for a radiant heat unit to heat the air space. This process would tap into the boiler and the Chief is concerned how the boilers will be affected. Can the existing boilers support the new heaters too? Or tap into the existing heating lines? The initial price from Consigli is \$75,000.
- Chair Gladstone stated that we have a design deficiency and have paid the consultants' lots of money to preclude these design deficiencies. He stated he is outraged at this situation.
- Mr. Costa stated that part of the issue was a number of areas were not completed by design but have now been rectified. KBA is unable to explain why the system is not recovering. Other stations do not experience the same issues.
- Chair Gladstone said that in March you probably cannot replicate the situation. You cannot properly test and evaluate until November, December or January.
- Chief Wright was in agreement and stated that the issues are a combination of several factors.
- Mr. Sullivan stated the living space had envelope issues which are rectified. The apparatus bay had more issues. Deficiencies in the exterior envelope have been identified which can attribute to heat loss. The issue is when it's below certain temperatures how to accommodate the heating system and volume of radiant heat and the way it heats over a long period of time. Supplemental heat needs to be solicited. The point is why they didn't know the heat loss when doors are open in very cold weather.
- Ambulances require the temperature to be maintained at 65 degrees.
- The Chief said the building operates very well up to 15 or 20 degrees. In zero degree weather, the apparatus bay never reached over 55 degrees.
- Mr. Sullivan stated that his responsibility is to figure out why there is a deficiency and get the architects and engineers on board. It was not properly anticipated in the design calculation the number of times ambulances would be coming and going.
- Mr. Rice stated that we have a ballpark estimate for what a solution could be perceived based on a few parameters but do not know the ramifications. The ballpark calculation is 75K. The fix needs to be engineered thoroughly when its zero degrees and the ambulance leaves the apparatus bay is not at the intended temperature. A solution needs to be identified and why it's necessary.
- Mr. Costa said that BER is to provide drawings of the solution. KBA to forward the engineering calculations and user needs for the heat requirements and eventual load on the FD building to DPI.
- Mr. Sullivan said a solution needs to be reached which mitigates and resolves the situation for the town. If there is added scope of work there's a cost. There is also held responsibility as to why it was not included by the designer.
- Mr. Rice said who are the players responsible for preconstruction? It's important to understand how it was calculated and why it's not working. He would like a peer review performed of the original design.
- Mr. Sullivan will come to next meeting with names of peer reviewers to see if design meets the needs of the space.

- Mr. Baldassari suggested the need to have a formal understanding regarding conditions in the next winter.

Sharon High School RFS

- 9 responses to the HS OPM were received. Mr. Gladstone created a rubric that he will share with the committee.
- Some firms have presented financials in confidence to Mr. Gladstone. He will create a spreadsheet to share during executive session.
- Ms. Tuck will work on preparing the questions for the OPM position.

Minutes

Mr. Slater moved to approve the minutes of 2/20/18 and Ms. Tuck seconded the motion. The Committee voted unanimously in favor of approval.

Invoices

Ms. Benjamin moved and Mr. Smith seconded the motion to approve all invoices. The Committee voted unanimously in favor of approval.

Gilmore - \$1150.80- PS

Adjournment

Through unanimous consent, the meeting adjourned at 8:30 PM.

Attachments

Existing Tree Diagram

BKA Architects New Town Hall request for qualifications and CM@Risk comparison sheet

CM at Risk Interviews Sample Questions

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.

Will the newly announced “tariffs” affect the bidding on the Town Hall? DPI- no!

ACTION-

. Coming up in April is a page by page with the CM to go over the design.

We are collecting questions for review and selection on 3/13. (Rick Rice to consolidate questions)

HS