

# **Sharon Standing Building Committee**

## **Meeting Minutes**

### **4/3/18**

#### **SSBC Members**

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

#### **Special Members**

Matthew Baldassari, DPW	Tilden Kaufman, Police Chief absent	Jim Wright, Fire Chief
Ken Wertz, Sharon Public Schools		

#### **Additional Attendees**

PMA Chris Carroll	DPI Joe Sullivan

#### **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: 4/17, 5/1

#### **Sharon High School OPM Interviews**

- PMA was selected by the SSBC as the OPM candidate at the last meeting. The Committee reviewed the contract presented by PMA. Chair Gladstone commented that through telephone negotiations, the contract was reduced from \$457,000 to \$414,000 rounded to a not to exceed \$410,000. A discussion ensued between the Committee and PMA to review the proposed contract fee further. Based on a November Town Meeting date to support the project, the process could be shortened but this cannot be confirmed until an architect is selected. The Committee needs to target attending an October 2019 meeting of MSBA.
- The building will be a five year process once the project gets rolling. They project a September 2023 opening.
- Mr. Carroll stated that he provided a fee reflective of the level of effort proposed. It is for 19 months, at a cost not to exceed \$410,000. If we can get an architect on board with an aggressive schedule he said he will come back to the Committee with a credit memo for one month or two months of difference. A one month reduction would bring the fees to \$391,380 and a two month reduction would bring it to \$373,300.
- Mr. Rice moved to accept the fee proposal for PMA as described. Mr. Smith seconded the motion and the Committee voted unanimously in favor of approval. New documents will be prepared.

### **Town Hall Project**

- On 4/17 the Committee will interview the short list of perspective CM's for Town Hall.
- Chief Wright had several comments regarding the old fire station demolition.
  - The demo project was put out requiring a general contractor with DCAM certification. This is therefore the same costs the CM for the project would receive no savings.
  - The demo project requires installing a fence around the building during the demo process. This will now be paying for the fence install and removal twice. It would only have to be done once if it was under the CM as they would demo the building and move into the new building process.
  - The demo project will require excavating the old station footprint and filling it back in to make it safe. The CM will then have to excavate it a second time to prep the site for the new building footprint. Having the CM do it also allows them to see the below grade soil conditions so they can better prepare for the new building.
- Mr. Sullivan commented that taking the building down makes it easier for the CM. It is better to determine what is on the site now as part of the early package he stated. It also saves costs for markup. For the CM, it is good to have a clean flat site.
- The real issue with respect to the demo was determined to be timing. The start date was pushed out to mid-May – early June. Chief Wright was happy with this change.

### **Public Safety Building**

- Mr. Sullivan stated that he anticipates having the peer review of the heat loss in the fire station in about a week.
- Mr. Sullivan said that KBA is doing an infrared review of the walls to determine potential inconsistencies.

### **Meeting Minutes**

Mr. Rice moved and Ms. Tuck seconded the motion to approve the minutes of 3/20/17. The Committee voted unanimously in favor of approval.

Ms. Winthrop moved and Mr. Smith seconded the motion to approve the minutes of 3/27/17. The Committee voted unanimously in favor of approval.

### **Invoices**

Dorchester Awning - \$11,690

### **Adjournment**

Through unanimous consent, the meeting adjourned at 9:55 PM.

### **Attachments**

Contract for Project Management Services.

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.