

**Sharon Standing Building Committee
Sharon Town Hall
90 South Main Street
Sharon, Massachusetts 02067**

**SSBC Meeting Minutes
5/29/18**

SSBC Members

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

Special Members

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| Ken Wertz absent | Matthew Baldassari | Jim Wright, Fire Chief |
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Additional Attendees

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|-----------------------------|-------------------------|
| Joe Sullivan | Paul Queeney PMA absent |
| Kevin Paton | Chris Powers Colantonio |
| Mary Bulso | Nick Bean Colantonio |
| George Willwerth Colantonio | Todd Costa |

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: 6/12, 6/26, 7/10, 7/24, 8/7, 8/21

Public Safety Building

- With reference to the heating issue, Joe Sullivan provided an update to the recommendations received from Garcia, Galuska and Desousa regarding the dormitory and apparatus bay heating issues. He said a meeting was held for all parties to discuss the issue. The four items identified for the apparatus bay included how does the added thickness of the slab affect the radiant heating, balancing the radiant heat system, whether the temperature for the boiler was adequately set to maintain the heat and is a larger pump needed.
- Mr. Sullivan stated all information was sent to BER and the questions remain if increasing the size of the slab reduced the amount of heat flow into the slab. They need to rerun the numbers. It was discovered that the balancing was not done properly for the space and he is awaiting the results.
- Mr. Costa added that when the floor slab was increased by 1.5 inches it also increased the pipe and thermal mass. Consequently, by increasing the mass amount of flow/heat transfer was slowed down. He suggested that it was mentioned to either increase the pump size or increase the temperature so the output of the boiler pushes from 135-145 degrees.
- Mr. Sullivan said he wants a clear written statement of what to do and all recommendations. Mr. Costa said he is working on this.

- Mr. Sullivan suggested quotes for supplemental heat be solicited in July so there is a clear estimate. BER should create a design for this apparatus. Mr. Sullivan said he needs to ask to increase the warranty on the heating system for all parties.
- Ownership - Snowden on balancing and temperature increase, Consigli on effectively communicating the slab changes.
- With reference to the living quarters heat, Mr. Sullivan said the areas of concern include the heat pump unit as the connector has the thermostat in the living quarters, the recirculated air when units shut down is cold and drafty. The corridor that feeds the cafeteria needs to have mitigation done for the cold air running through the duct work and there are insulation deficiencies in the attic. The fix is to move the thermostat to the connector side from the living quarters also turn the fan on 24 x 7. The insulation issues are being corrected and heat recovery to be added to heat re-circulator. The Committee agreed to proceed with adding the recirc heater as the cost is minimal. The consensus was to move forward.

Sharon High School

- No formal discussion on High School this evening. There will be an onsite briefing on 5/30, the RFS deadline is 6/6 and proposals due on 6/13.

Town Hall

- Ms. Bulso stated that abatement has commenced. DPI assigned John Feely full time on site during the demolition phase. UEC took samples to determine if soils need to be separated. The RFQ will be advertised in the Central Register and Advocate.
- A sub-selection committee was created with M. Baldassari, G. Gladstone and DPI.
- The RFQ for trade subcontractors will be advertised in the Central Register and Advocate. A sub-selection committee was created with M. Baldassari, G. Gladstone and DPI.
- Mr. Paton stated that Marlene Chused requested a restroom on the first floor. She is also concerned with security for all departments off of the lobby after business hours.
- Mr. Paton said he will be able to add a bathroom. The clerk's office was quite large so, this was reduced slightly to accommodate a private staff restroom He can solve the after-hours security by adding a grill and showed an example to the Committee.
- Chris Powers of Colantonio stated that they completed the initial review on 100% of the DD set. He is waiting for the 60% cd to be submitted to them on 6/6. He then provided an updated budget management sheet. Estimates are due on 6/26.

Minutes

Mr. Baldassari moved to approve the minutes of 5/15/18. Ms. Tuck seconded the motion and the Committee voted unanimously in favor of approval.

Invoices

The Committee voted unanimously in favor of approval of all invoices.

Gelman - \$370.50 and \$2,554.50

Daedalus - \$15,000.00

Adjournment

Through unanimous consent, the meeting adjourned at 8:15 PM.

Attachments

Vinagro Insurance Bond, Certificate of Liability, Contract

Daedalus progress summary

BKA Design development drawings

Colantonio Budget management log

Submitted:

Rachelle Levitts

Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance

NOTE: 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.