

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

**SSBC Meeting Minutes  
7/24/18**

**SSBC Members**

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

**Special Members**

Ken Wertz absent	Matthew Baldassari	Jim Wright, Fire Chief

**Additional Attendees**

Chris Powers Colantonio	Victoria Greer absent
Kevin Paton	John Marcus absent
Mary Bulso	Emily Burke absent
Jose Libano absent	Joe Sexton absent
Judy Crosby absent	Paul Queeney PMA
Kevin Nigro PMA absent	Matt Galerno PMA absent
Amy Garcia absent	Todd Costa
Joe Sullivan	Marty Richards

**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.
- Chair Gladstone commented that there will be a meeting of the Selection Committee to appoint/reappoint members to the SSBC on 7/25/18.
- Future scheduled meetings: 8/7, 8/21, 9/4

**Public Safety Building**

- Both Joe Sullivan and Todd Costa discussed the supplemental heating issue for the apparatus bay and living quarters at the new Public Safety Building.
- Mr. Sullivan said he put together a schedule after his conversation with Consigli regarding the needed work for the apparatus bay and living quarters. He is putting together a timeline for obtaining costs for the apparatus bay. He said Mr. Rudert is going to meet with Snowden, the vendor who installed the heat to work on the living quarters by September 1<sup>st</sup>. Mr. Sullivan is obtaining competitive pricing for supplemental heat. The new plan includes heat being diverted from the apron boiler system. The system will operate either apron or supplemental, not both. There was a

brief discussion of timing needed to recover the temperatures in the apparatus bay during the extreme winter low temperatures. The Commissioning Agent will come back as part of the contract.

- Chief Wright stated he likes this methodology that BER created. Will there be a warranty issue if a new vendor is brought in for the supplemental is a question that needs to be addressed.

### **Town Hall**

- Ms. Bulso said that the old fire station has been demolished. PCB's had been found in the soil during the demo of the station and now the soil under the excavation is being tested. We are waiting for the testing results.
- There have not been any complaints from neighbors or reported to the Town.
- Sub-qualifications are wrapping up.
- Mr. Paton said part of the storm water drains need to be kept to add an easy connection to use the existing pipe.
- Mr. Paton stated that we are hitting the 90% permit set. Colantonio can then get their permits.
- Mr. Paton said he is relooking at the glass above the transaction stations on the first floor for both the Town Clerk and Treasurer/Collector after several concerns for safety were expressed. The new open environment is a "change" from what currently exists so, the change may be driving the discussion. There are panic buttons designed at all of the lobbies for security. It was suggested that names be provided of other Town Halls so that the occupants can check their lobby areas or call to ask to discuss how their environment works.
- Mr. Powers said that they are going out to bid for site, demo and concrete, abatement and steel. They are gathering numbers for each and will report on this at the next meeting. 18 filed Sub Bids under the contractor are coming in... these include self performing bids from Colantonio. The original deadline was 7/20 but, they will still be coming and accepted. There will be bid review and leveling. The low bids will be selected and asked to refine their bids based on 90% drawings.
- Early GMP- partial release of early trade packages of work that will be required to meet the schedule between now and the GMP date of 10/2/18. Mobilization, rebar, steel, early site activities. The filed sub bid date falls between so, the exposure (affecting the final GMP) will be minimized.
- Early GMP- partial release of the overall value of the full contract. First amendment to the contract for early bid package and work to be done to keep the project on a somewhat tight schedule. The commitment will be to buy the shop drawings to hold the price. There is volatility in the sub markets so, this will hold the prices. There will be an out clause if the project does not

move forward. Chris Powers states that we have good subs and that the market should relax and that numbers will be good.

- Mr. Sullivan said a few of his projects bidding now are coming in over budget. Supplies and manpower. This is a concern so, this shop drawing with opt out is a good option to get to the budget and release the packages with a good comfort.
- Mr. Powers reviewed the schedule and Mr. Gladstone asked that Mr. Powers create a "short schedule" of important milestones.

### **Sharon High School**

- Chair Gladstone said that the second meeting with the MSBA regarding the designer selection panel was held. KBA and Tappe made a presentation. SSMA chose to withdraw due to other commitments. Tappe was chosen through unanimous decision to be the architect for the High School Project. It is now up to the OPM (PMA) to reach an agreement with Tappe regarding fees. Tappe will present to the SSBC at the next meeting.
- Paul Queeney from PMA stated it was a good day for the Town of Sharon. It is PMA's job now to negotiate Tappe's fees, support and review their proposals, help keep to the design schedule and keep the designer on track.

### **Minutes**

Mr. Rice moved to approve the minutes of 7/10/18. Ms. Benjamin seconded the motion and the Committee voted unanimously in favor of approval.

### **Invoices**

PV Roofing \$1,175.00 (PS)  
Araujo Brothers \$2,361.00 (PS)  
Gordon Gladstone \$17.61 (HS)  
Gelerman \$721.50 (HS)  
PMA Consultants \$20,263.00 (HS)  
Andrew T. Johnson \$439.45 (TH)  
Daedalus \$17,000.00 (TH)

### **Adjournment**

Through unanimous consent, the meeting adjourned at 8:00 PM.

### **Attachments**

Colantonio Schedule

Submitted:  
Rachelle Levitts  
Sharon Standing Building Committee

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(Gordon Gladstone) Signature of Chair

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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.