

## Sharon Standing Building Committee

Zoom Meeting Format

Tuesday, January 17, 2023

### SSBC Members

Gordon Gladstone, Chair - present	Marty Richards -present	Colleen Tuck -present
Matt Grosshandler, Vice Chair -present until 6:59 PM	Richard Slater -present	Sara Winthrop -present
Deb Benjamin-present	Roger Thibault -present	
Rick Rice -present		

### SBC Attendees and Others

Julie Rowe – SBC – HS	Kevin Nigro – PMA – HS -present
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS
Meg Dussault - SBC	Chris Jankun – PMA
Joseph Scozzaro – HS Principal	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Emily Burke – SHS, SBC	Chris Blessen – Tappe – HS -present
Peter Botelho -- Superintendent	Tim Ericson – Consigli – HS
Carolyn Weeks –LBC	Chandler Rudert – Consigli –HS -present
Cheryl Weinstein – Library	Kyle Raposo – Consigli – HS
LeeAnn Amend – Library	Mike Winters – Consigli – HS
Jim Devellis – develliszrein - Library	Ryan O’Neil – Consigli -present
Jeff Porter – LLB – Library	Kristy Lyons – Consigli – HS
Drayton Fair – LLB – Library	Eric Hooper – DPW Superintendent -present
Ryan Trahan – DPW Consultant	Peter O’Cain Town Engineer -present

### Open the meeting

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:33 PM.

#### **A. DPW discussion about Sharon Water Department historic building rehabilitation, 5 Upland Road**

The DPW is requesting funds from the Community Preservation Committee (CPC) to rehabilitate the Water Department Station near the railroad parking lot under the historic section of their charge. Mr. Hooper stressed use of “rehabilitation” of the building. Language is important related to the requirements that are specific for historic buildings.

Alan Westman, Architect, KSID, and Sharon resident, review plans for the 995 sq. ft. building, better layout needed. Foundation and roof are in reasonable condition, but entire interior does need replacement. There will be inspections as the demo is done and areas are opened. Original window between office and garage has historical value and will look to refurbish and reuse. Hope to expose the upper portion of the big window by removing the dropped ceiling in the open area, meeting and break area. Building has historic significance to the town. Current proposal maintains existing entrance. Workshop on right as one enters. Other side of entrance will be lockers and bathroom with a shower. All new mill work, electrical work and plumbing bring the building up to current code, standards, and accessibility requirements. Finishes have been reviewed by Mr. O’Cain and his team and relate to the time period of building itself and were

represented in the drawings. They have construction documents – architectural, electrical, mechanical, and plumbing. There is no fire protection such as sprinklers per code.

Next steps are to receive Historical Commission (HC) approval and then review with CPC and then go on to town meeting with recommendations from SSBC and Community Preservation Committee (CPC) for approval and then out to bid to general contractors. Ideally construction would start in July or August 2023. Mr. Westman has requested a meeting with Historical Commission and is waiting to hear back.

Mr. O’Cain noted need Historical Commission approval and only then CPC will vote whether to provide the funds. Technically historical commission only has oversight of the exterior, some federal guidelines that must be followed with respect to historical buildings. Mr. Westman has requested a meeting with Historical Commission and is waiting to hear back.

This building is not eligible for Town Capital and Water Department budget would have to fund the project. CPC requires HC approval so CPC approval may be moot if HC denies.

Project before the HC already, they have a site tour scheduled for next Friday. Then HC will need to meet to vote.

Mr. Grosshandler would like to be representative for the SSBC if project gets approval. He also would like to join the HC tour of building on Friday at 9:30 AM.

6:59 PM Mr. Grosshandler left the meeting.

Mr. Rice clarified that this is a Chapter 149 project and as such will be subject to the state statutes requiring obtaining Filed Sub-bids for those sub trades, such as MEP, whose work exceeds \$25,000. Because the project’s estimated cost is less than \$1,000,000, it is not subject to the requirements of sub and general bidder pre-qualification, nor, because it is less than \$1,500,000, is it subject to the requirement to have an OPM.

Arched window and door lead to the garage bay. Wall separating the two components is staying and is currently a masonry wall. Member wondered if a sprinkler system makes sense even if code doesn’t require it? Mr. Westman noted that in managing costs and following what currently exists, sprinklers were not included. There is water pressure there, per building code, but it’s under the sq ft limit, it will be costly to sprinkler above and below the attic areas. Code not required but may need to check with the fire department.

Mr. Westman said because of funding situation they need budget approval from CPC, so can’t go to Town Meeting with a bid.

The set of instruction documents Mr. Westman created can be used to go out to bid. All the specs are on the drawing. Given the financial situation of the construction industry right now, there is some room in anticipated project cost.

PM&C did cost estimate. Mr. Hooper said they can get a bid together and get costs, but if CPC coverage doesn’t work, he would need approval for spending from Water Dept. budget at Town Meeting as well. Mr. Hooper doesn’t think he would be able to sign a contract until July 1, 2023.

Chair asked to make sure approval request is for an adequate amount to fund the project.

Chair asked that DPW, architect, and Matt Grosshandler discuss this further, and discuss with Corey Smith at CPC.

Chair asked members to look at the plans and the estimate and make any recommendations, including contingency.

Chair has asked Matt Grosshandler to take the lead on this project.

## **B. ADMINISTRATION**

### **1. Minutes**

Minutes for review and approval included January 3, 2023, SSBC meeting.

**MOTION:** Chair moved to approve the minutes of January 3, 2023, SSBC meeting. Seconded by Benjamin. Approved **8-0-0** (Rowe, Grasshandler not present).

### **2. Invoices**

Invoices for review and approval at the 1.17.2023 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 034 totaling \$1,016,189.35 dated 1.05.2023 for the period of November 2022:**

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 November 2022 is due fifteen days from today, 1.11.2023, the required submission date to the Town of Sharon for inclusion on the 1.17.2023 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 034 for November 2022 is due Wednesday, January 25, 2023. Ms. Winthrop participated in this review.

- **Tappe Architects, Inc. invoice 221202 totaling \$341,507.94 for December 2022. This invoice includes the following:**
  - \$167,708.41 for Construction Administration Fee billed in compliance with Tappe's 12.02.2019 DD through Close Out Fee Draw Down Schedule and covered by Tappe's Contract Amendment No. 002 dated 11.19.2019.
  - \$173,799.53 for haz-mat inspection and reporting related to the old high school demolition. This is covered by Tappe's Contract Amendment No. 003 dated 2.14.2020.

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

- **PMA invoice 04200.00-56 totaling \$94,603.00 dated 1.10.2023 for December 2022.** This invoice 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 December 2022 invoice.

### **FF&E and IT Invoices:**

- **FF&E:**
  - **Gronk Fitness Equipment invoice 99-935052 dated 9.15.2022 BALANCE APPROVED: \$16,777.59**
  - **Gronk Fitness Equipment invoice 99-935079 dated 9.20.2022 APPROVED: \$526.98**
  - **Gronk Fitness Equipment invoice 99-935387 dated 11.11.2022 APPROVED: \$6,193.41**
  - **Creative Office Resources invoice 198055 dated 8.26.2022 APPROVED: \$286.56**
  - **Creative Office Resources invoice 202149 dated 10.26.2022 APPROVED: \$3,884.64**
  - **School Furnishings invoice 686954 dated 12.16.2022 APPROVED VALUE: \$21,257.01**

- **Robert H. Lord Company invoice 34948 dated 12.27.2022 APPROVED: \$4,522.70**
- **Dave Ayotte & Associates LLC invoice No # Provided dated 12.29.2022 APPROVED: \$31,928.00**
- **IT:**
  - **Chester Technical Services, Inc. invoice 8338 dated 1.04.2023 APPROVED: \$43,000.00**
  - **Partners Technology invoice 83202 dated 9.22.2022 APPROVED: \$29,931.00**

All FF&E and IT invoices have the required Approval Cover Memos.

**MOTION** Chair made omnibus motion to approve the invoices as listed above and totaling \$1,612,739.61. Seconded by Benjamin. Unanimously approved 8-0-0.

**Misc. Invoice:**

- **Trident Environmental Group invoice 10494 dated 12.31.2022 totaling \$2,131.43.** This is for removal of some additional haz-mat chemical barrels located in the old high school after CleanHarbors completed their scope. Work is complete.  
**PMA is recommending payment of this invoice by the Town of Sharon.**

**MOTION** by Chair to approve the invoices itemized above in the amount of \$1,612,739.61. Seconded by Winthrop. Approved 8-0-0.

**3. Consideration of proposed changes to existing bylaws with respect to the SSBC and Selection Committee**

Chair circulated proposed revisions. Members should let Chair know if there are any suggestions not already incorporated in the revisions so they can be passed along to the people sponsoring the article. Otherwise, the board has no particular participation in the process. Chair has not heard anything from anyone at this time. Changes recommended even today, so haven't looked at the final proposal.

**C. HIGH SCHOOL PROJECT**

**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	\$1,962,564	(CO 1-27) (1.61%)
g) Current GMP Amount	\$123,489,907	

**2) Change Orders Not Approved**

a) Tentatively Approved	\$58,545	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$398,092	(Under review by the Team)
c) Potential Changes	\$232,487	(Not yet submitted)
d) Total Not Approved	\$630,580	(sum of b & c)

e) Total Potential Changes (incl. tent. approved) \$689,125; (sum of a, b & c; 0.47% 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	\$1,134,983	
ii) Tentatively Approved	\$9,100	(Approved by the Team)
iii) Pending	\$245,877	(Potential & Submitted)
iv) Total Transfers	\$1,389,960	(66% of Starting Amount)
e) Current Anticipated Balance	\$1,234,050	(59% 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	\$675,064	
ii) Tentatively Approved	\$45,484	(Approved by the Team)
iii) Pending	\$128,667	(Potential & Submitted)
iv) Total Transfers	\$815,577	(40% of Starting Amount)
j) Current Anticipated Balance	\$2,797,869	(137% Remaining)

### 5) Requisitions (thru Pencil Req #35 for December 2022)

a) Total Completed to Date	\$107,542,978	(87.08%)
b) Retainage Withheld	\$4,794,854	(-)
c) Total Due to Date	\$102,748,124	
d) Total Paid to Date	\$100,795,819	
e) Total Current Payment Request	\$1,952,305	(Req #34 & Pencil #35)

### 6) Schedule

#### 1. Exterior/Sitework:

- Site contractor currently subgrading softball field
- Large foundation infills, and overall site compaction are ongoing
- Existing subbase reviewed by Geotech & procedure established for ongoing work

Mr. Rudert said warm weather not necessarily accelerating, but able to continue working. They will demobilize for winter, but are picking up time during mild weather so as not to need to extend. Mr. Nigro agreed.

#### 2. WWTP

- Plant continues to operate.
- CCC is working with SHS on existing heating unit.

WWTP underground piping item from last meeting was resolved. Minor issue where a valve was closed and was backing up lines. Now that the valve was opened, treatment plant operators have not seen drains backing up. Looking at electric heaters to maintain minimum temps in the facility.

One issue they are working on is a 25-year-old existing make up air unit that was shut down during work to supply power. Think problem may be in motor starter, it's being reviewed by company that serviced unit prior to construction. Mr. Kopacz involved in review too. Team will discuss as info is collected.

3. Punchlist – these are owned scope that are incomplete or non-performing.
  - a. Approximately 41 items (contractual) still open. This work includes the following:
    - i. Misc. HVAC and Electrical Field Reports
    - ii. Elevated Track Transitions
    - iii. Caulking @ Glass Enclosures
    - iv. Correct Wood Doors @ two science rooms
    - v. Misc. signage

With superintendent's list (open non punchlist items), 80 or so items are also needing resolution per Mr. Rudert.

## 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	8/1/2023	0	0

Judy Crosby, 6 Concord Road, asked about ADA accessibility for the building currently. Mr. Rudert said no issue with handicap ADA buttons, although one set of buttons at an entry way are high because entryway is not at final grade yet. Once at final grade that button will be at correct height. Regarding handicap paddles not having the handicap sticker, issue only raised in passing the other day. A number of handicap buttons have already been relocated.

There are two handicap hand wavers currently blocked by a security card in the front vestibule per Ms. Crosby. Mr. Rudert noted that security card needs to be relocated. Due to wall construction factors it is not a simple task.

The building will meet ADA requirements prior to receipt of final occupancy per Mr. Rudert.

Ms. Crosby wants to know if these items are prioritized on the punch list? Mr. Rudert said he can only install what he owns contractually, and she is asking about things he doesn't own right now. Moving that card is not covered by the project, that is what he is trying to explain. Team is working on that and it will be expedited, but they are figuring out how they are doing that.

Regarding signage, Mr. Rudert said they have installed what is called for in the documents which are those paddles. The paddles do not come with a handicap symbol on them. Mr. Rudert needs to look into whether they meet code, but has not received any direction other than to install what is there. Ms. Crosby will file a complaint with OCR. She said that it wasn't a priority for wheelchair access to be provided.

Mr. Gladstone noted it was an unfair characterization. Ms. Crosby said she asked multiple times internally without getting answers. Mr. Gladstone was hearing about signage with respect to ADA for the first time. Work done to make wheelchair impediment disappear. Boxes that were installed incorrectly were moved and are currently installed correctly.

Ms. Crosby said she was at concert Thursday night and boxes were not installed correctly: outside boxes did not work on either entrance, people with canes couldn't get in, other people had to go open doors for them. She witnessed this during a public access time.

Mr. Kopacz hearing concerns for the first time. He will work with Chandler and Consigli tomorrow morning to see what needs to be rectified. Ms. Crosby said she raised it with commission on disabilities first, and then with Dr. Dussault. Dr. Dussault indicated Mr. Kopacz and Ms. Burke were aware and working on these issues. Mr. Rudert met with someone from the commission on disability on site.

Mr. Grosshandler no longer present, but he had asked Chair about approvals for two proposals in response to things that were on the superintendents list, a proposal of \$12,600 to install twelve panoramic motion detector ceiling mounts and a proposal for \$11,322 to install six outdoor dome starlight cameras. Mr. Nigro said it is typical that once the building and system is in use, sometimes lack of coverage in certain areas is found. This proposal adds six cameras for corridors where restrooms are, and motion detectors previously discussed. These were on Superintendent's list. This includes cost for labor for installation and wiring.

**MOTION:** Chair moved to approve a proposal from S&P for \$12,600 to install 12 panoramic motion detector ceiling mounts and from S&P for \$11,322 to install outdoor dome starlight. Thibault seconded. Unanimously approved 8-0-0.

### **Change Order for SSBC Approval**

Change Order 028 and Transfer Change Order 028T are up for review and approval by the SSBC. The Change Order Subcommittee reviewed these changes on 1/10/2023.

**MOTION:** Chair moved to approve Change Order 028 dated January 17, 2023, totaling \$58,545. Unanimously approved. Seconded by Benjamin. Unanimously approved 8-0-0

**MOTION:** Chair moved to approve Transfer Change Order 028T dated January 17, 2022, totaling \$0. Unanimously approved. Seconded by Tuck. Unanimously approved 8-0-0.

Ms. Benjamin noted that in Zoom chat it said Ms. Burke, Mr. Kopacz, and Mr. Nigro will participate in ADA compliance meeting. Also in chat, Ms. Burke noted this is the first time she has heard that the paddles aren't working.

If any members have comments for Gordon for the Town Report, send them to Gordon by tomorrow.

### **C. LIBRARY PROJECT**

Waiting for decision of the land court.

The SSBC is invited to the meeting of the Water Management Advisory Committee on Thursday January 19, 2023 at 7:30 PM via Zoom. Link will be forwarded to members.

**ADJOURNMENT:** Through unanimous consent the meeting ended at 8:07 PM.

Minutes as approved at the January 31, 2023 meeting.