

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, January 31, 2023

SSBC Members

Gordon Gladstone, Chair -present	Marty Richards -present	Colleen Tuck -present
Matt Grosshandler, Vice Chair -present	Richard Slater -present/not sworn in	Sara Winthrop -present/not sworn in
Deb Benjamin-present	Roger Thibault	
Rick Rice -present		

SBC Attendees and Others

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

Open the meeting

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:34 PM.

A. ADMINISTRATION

1. Minutes

Minutes for review and approval included January 17, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of January 17, 2023, SSBC meeting. Seconded by Benjamin. Approved 6-0-1 (Aye Gladstone, Grosshandler, Benjamin, Rice, Richards, Tuck. Rowe abstained. Slater and Winthrop reappointed but need to be sworn in).

2. Invoices

Invoices for review and approval at the 1.31.2023 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 035 totaling \$837,851.55 dated 1.23.2023 for the period of December 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 December 2022 is due fifteen days

from today, 1.25.2023, the required submission date to the Town of Sharon for inclusion on the 1.31.2023 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 035 for December 2022 is due Wednesday, February 8, 2023.

MOTION: Chair moved that the building committee approve Consigli Construction Co., Inc. Requisition No. 035 totaling \$837,851.55 dated 1.23.2023. Rowe seconded. Unanimously approved 7-0-0.

FF&E and IT Invoices:

- **FF&E:**
 - WB Mason invoice 234317316 dated 11.17.2022 APPROVED: \$1,380.00
 - Freestyle Photo & Imaging Supplies invoice 1640391 dated 11.23.2022 APPROVED: \$16,399.80
 - Red Thread invoice 898624 dated 8.26.2022 BALANCE APPROVED: \$35,435.15
 - Red Thread invoice 898625 dated 8.26.2022 BALANCE APPROVED: \$2,576.14
 - Red Thread invoice 908871 dated 12.29.2022 APPROVED: \$5,210.00
 - Red Thread invoice 909136 dated 12.29.2022 APPROVED: \$31,550.16
 - Red Thread invoice 898622 dated 8.26.2022 BALANCE APPROVED: \$9,084.15
- **IT:**
 - HUB Tech invoice 22-14771 dated 8.31.2022 APPROVED: \$60,388.87
 - HUB Tech invoice 22-15189 dated 9.27.2022 APPROVED: \$14,000.00

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

MOTION: Chair moved to approve for payment all invoices listed above totaling \$176,024.27 asconditioned upon Chair receiving from PMA a letter representing that the total amounts paid (including those from tonight) were within the original budget increased by specific additional approvals. Seconded by Benjamin. Unanimously approved 7-0-0.

3. SBCSC – Standing Building Committee Selection Committee results

Results of deliberations on January 26, 2023:

- Thibault, Winthrop and Grosshandler appointed to three-year terms.
- Slater for one-year term
- One vacancy remaining
- At time Selection Committee made its recommendations, all three of the new potential appointees who had evidenced interest had withdrawn for various reasons. Checked back with all three. One available to continue, one no longer available, and one has yet to respond.

B. HIGH SCHOOL PROJECT

1. HS Fencing discussion

Members felt to offer neighbors privacy, board should approve stockade fence of highest cedar quality. The posts could be either pressure treated cedar or steel. Steel preferred, not cedar, on theory that galvanized steel posts might last longer than cedar posts.

Chair said SSBC can approve and authorize CC to go forward with the fencing in amount of \$3,750 for the steel posts and a total of \$38,750 to approve the fence.

Abutter, Ari Schwartz, 21 Ames Court, asked if stockade fence continued around home plate? Mr. Rudert said no -- current price is for 500 ft. Behind home plate is some chain link and some netting that rises to 40' high. Abutters are

concerned about players climbing over the fence into their properties to retrieve balls. Mr. Schwartz requested access into the field, he has had that access for 16 years due to broken fence.

Mr. Kopacz, Facilities Manager said gate creates a security breach to school property, so school department does not want any gates.

Member noted providing one gate made for a precedent for other abutters to request gates.

Alon Zephrani, 34 Ames Ct., asked for some specs on fence. Mr. Rudert responded that only a sketch tonight. Actual fence starting point is variable. Once curb line is set near new parking space, fence post location can be set. Abutter concern was that with removal of trees for new parking spaces, he has lost some privacy. Mr. Zephrani assured by Chair that Mr. Rudert will design to ensure as much privacy as possible where trees were removed.

Mr. Avi Traum, 26 Ames Court, would be in favor of the gate, but understands there would be other considerations. Mr. Gladstone said SSBC will go with the wishes of the School Department in not including gates.

Softball field has 50' of chain link, backstop, netting in both directions from home plate and 20' behind home plate, so 120' total all at a height of 40'.

Chair suggested proceeding with the additional stockade fence on the other side of the field to prevent climb over by the players. Committee members did not disagree when asked for comment.

With stockade fence going all the way around, and the netting as described, Mr. Schwartz was less concerned about balls in his yard.

Proposal from Exquisite Landscaping, all yellow markers bought out within scope of the budget. Union Fence will be asked for quote for stockade fence and then will vote authorization as a committee at that time.

Mr. Rudert said fence will be done at some point this spring, but depends on material and access. Likely drive posts first and then panels put in when construction fence comes down.

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	\$1,945,268	(CO 1-28) (1.60%)
g) Current GMP Amount	\$123,489,907	

2) Change Orders Not Approved

a) Tentatively Approved	\$75,823	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$302,662	(Under review by the Team)
c) Potential Changes	\$230,532	(Not yet submitted)
d) Total Not Approved	\$533,194	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$609,017	(sum of a, b & c; 0.49% 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	\$0	(Approved by the Team)
iii) Pending	\$260,028	(Potential & Submitted)
iv) Total Transfers	\$1,412,642	(67% of Starting Amount)
e) Current Anticipated Balance	\$1,211,368	(58% 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	\$697,448	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$122,606	(Potential & Submitted)
iv) Total Transfers	\$820,054	(40% of Starting Amount)
j) Current Anticipated Balance	\$2,793,392	(137% Remaining)

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

a) Total Completed to Date	\$107,439,543	(87.0%)
b) Retainage Withheld	\$4,789,682	(-)
c) Total Due to Date	\$102,649,861	
d) Total Paid to Date	\$100,795,819	
e) Total Current Payment Request	\$837,851	(Req #35)

6) Schedule

1. Exterior/Sitework:

- a. Site contractor currently subgrading softball field and parking lot.
- b. Installing bio retention ponds throughout outside as well as water quality systems
- c. Landscaper on site to differentiate which boulders will be used for landscaping. Site contractor hammering out the rest.

Current boulder work should be last cost for boulders.

2. WWTP

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

3. Punchlist

- a. Approximately 41 items 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

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

- 8) Change Order Subcommittee meetings on SSBC off weeks? No, preference is for 5:30 PM on same evenings as regular SSBC meetings. Just need to confirm with Mr. Thibault that this will work for him. Meeting on February 14, 2023, at 5:30 PM tentatively planned.

C. LIBRARY PROJECT

Hearing for summary judgement scheduled for February 13, 2023.

HS Project Trash receptacles to be discussed next meeting.

ADJOURNMENT: Through unanimous consent the meeting ended at 7:39 pm.

These minutes were approved at the February 14, 2023 SSBC meeting.