

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, February 28, 2023

SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin-present	Rick Rice-present
Matt Grosshandler, V. Chair -present	Marty Richards -present	Colleen Tuck -present
Matt Baldassari-present	Roger Thibault-present	Sara Winthrop -present
Deb Benjamin-present		

SBC Attendees and Others

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

Open the meeting

The Chair read from the script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:32 PM.

A. ADMINISTRATION

1. Minutes

Minutes for review and approval included February 14, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of February 14, 2023, SSBC meeting. Seconded by Richards. Approved 7-0-4 (Rowe, Benjamin, Martin, Baldassari abstained).

2. Invoices

The High School Project invoices for review and approval at the 2.28.2023 SSBC meeting in the amount of \$96,080.87 are as follows:

- **PMA invoice 04200.00-57 totaling \$96,080.87 dated 2.15.2023 for the period of January 2023.** This invoice includes the following:
 - LS fee of \$94,603.00 for Construction Administration Phase reflected in PMA Contract Amendment No. 002 dated 12.02.2019. This LS billing includes the following backup:
 - PMA actual hours Billing Backup.
 - Lump Sum v. Actuals Matrix.
 - Reimbursables totaling \$1,477.87:
 - UTS of Massachusetts Inv. 104125-1 dated 2.03.2023: \$1,225.13: Required 3rd party construction testing provided in January 2023.
 - \$252.74 PMA credit card payment from January 2022 for required newspaper advertising for FF&E procurement in the Patriot Ledger. (Not included in any previous invoice).

MOTION: Chair made omnibus motion to approve the invoice detailed above in the amount of \$96,080.87 for the HS project and a library project invoice from Mead, Talerman, & Costa, LLC for legal representation in the amount of \$855.00. Second Tuck. Unanimously approved (11-0-0). Rowe voted yes for High School invoices and abstained for all others. Weinstein voted yes on Library invoices and abstained for all others.

B. LIBRARY PROJECT

1. Continued planning with respect to achieving construction bid prior to the May Town Meeting

Joe Sullivan and Kayla Gallo from CHA, new OPM for the library project, joined the meeting.

Mr. Gladstone reviewed project progress: currently in landcourt waiting for decision against an abutter opposing variances approved by the zoning board. Judge has taken the request for decision under advisement. It isn't known when/if that decision will come. It is the intent of the SSBC to have in hand a legitimate bid that fits the scope of the budget in preparation for a decision in favor of the Town to move ahead with building the Library. If the budget is approved SSBC would have the ability to enter into a contract with the bidder. Procurement Schedule for spring town meeting reviewed.

Ms. Gallo, CHA said project will go out to bid next week, published March 8th, pre-bid visit March 15th, sub bids due by March 30th, GC bids due April 30th, in time to review and prepare to accept a bid and be ready for vote at Town meeting, May 1. Letters going out to prequalified subs and prequalified general contractors this week in advance of the published notice as allowed. Packets are ready now.

2. Discussion about the proposed project budget

Mr. Fair shared there is a change to the electric code that would be added as an addendum. Will need a change order (~\$6,000) since this is a code change and will require added time to look back at the drawings done quite some time ago.

Mr. Sullivan has tabulated a more accurate budget for cost of library project considering today's market. Added some money to town counsel, costs associated for additional construction administration, and upgrades needed based on some of the code requirements were added to architectural and engineering estimates. Ms. Benjamin requested consideration of additional budget to AV.

This is a place holder based on what has been requested to date per Mr. Sullivan. Unforeseen conditions put a line for 10% contingency. This is a solid budget to put before Town meeting.

Member asked is all the escalation was eligible for MBLC? Mr. Sullivan will look at this more closely regarding eligibility. Mr. Fair explained that eligible costs are related to when the grant application went in. The money is what it is and MBLC does not scrutinize where the money is spent.

Mr. Gladstone said proposed budget of \$22,786,000. Town meeting made appropriation of \$18M. \$4.8M will be the additional ask at 5/1 Town Meeting. Mr. Gupta said this is a grant that is dispensed in installments, and we do not need to fuss over MBLC eligibility. Ms. Weinstein agreed. MBLC will likely not participate in the added funds required. The deadline for signed contract with MBLC is June 30th.

Mr. Rice asked about the code changes and whether building permit can be acquired in time.

Mr. Sullivan would like to get approval as an addendum. The historical commission has not acted on demo permit.

MOTION: to authorize architect to enter into an amended contract with his electrical engineer in an amount not to exceed \$6,000 to update the drawings to the new electrical code. Seconded by Richards. Unanimously approved (11-0-0).

Regarding Historical Commission discussion, Feb. 2023 one-year timeline for the request for permit to be approve/deny has expired and they have not responded.

Chair suggested Ms. Weinstein and Library Foundation may want to represent what they will pay for against the budget leading up to town meeting. Ms. Weinstein said Foundation cannot promise an amount but will think about what monies will be available.

Ms. Amend shared amendment to governor's budget to increase funding by 10%. She said they were optimistic, meeting with commissioners this Thursday morning. She is hoping to hear by May, payment would come to town at end of construction.

Mr. Sullivan asked when do we act on CHA contract? It is currently with town counsel for review.

Library proponents have left the meeting.

Mike Martin has left the meeting.

Matt Baldassari was appointed to the SSBC in place of Rick Slater's resignation. Mike Martin is new committee member.

B. HIGH SCHOOL PROJECT

1. CM Report

- a. Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status.

2. Schedule

- a. Consigli to review latest schedule, logistics plan and pictures.

3. Punchlist Progress Update

- a. Consigli to provide update on punchlist progress and anticipated completion.

4. Additional FF&E Request Update

5. Change Orders

All change orders presented this evening were reviewed and approved by the Change Order Subcommittee.

Change Order 29T

MOTION: Chair moved to approve Transfer Change Order 29T in the amount of \$0. Second by Tuck. Unanimously approved 10-0-0.

Change Order 29

MOTION: Chair moved to approve Change Order 29 in the amount of \$139,575. Second by Tuck. Unanimously approved 10-0-0.

Mr. Philip King, 18 Ashcroft Rd. asked why are we approving money for things that are not for the actual building? Mr. Gladstone noted his question for the record.

Change Request 63 – Down Spouts

Member asked if intent for the downspouts was to pour down on grade? Mr. Blessen clarified that storm drainage piping should have been tied-in, but it was missed, it was a mistake in the design.

Chair asked is the only way to fix this to pipe into something that is already complete? Yes, per architect.

Downspout problem came to chair in the last 48 hours. He noted that change orders were reviewed and categorized to understand if any issues should be resolve at the end of the job with any of the professionals.

MOTION: Chair moved to approve CR 263 not to exceed \$89,470.15. Second by Winthrop. Unanimously approved 10-0-0.

Ms. Rowe asked will the students be able to play on the fields? Per Mr. Rudert, game field is turned over the school and is ready, the other fields are being planted in the spring and it depends on how the grass grows. More time, more healthy fields, typically one year. Tennis ready in August.

Ms. Rowe asked status of automatic door openers. Mr. Rudert said currently all working. The security measures were working and access was set to not allow entry by anyone after hours without card access. MS. Burke added that there had been a programing update so that when there is a public event the doors will electronically unlock without a card.

D. OTHER BUSINESS

E. ADJOURNMENT

Through unanimous consent the meeting ended at 8:02 pm.