

## Sharon Standing Building Committee

### Meeting Minutes

Tuesday, June 6, 2023

#### SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin-present @ 6:38	Rick Rice-present
Matt Grosshandler - present @ 7:19 pm	Marty Richards -present	Colleen Tuck
Matt Baldassari-present	Roger Thibault	Sara Winthrop -present
Deb Benjamin-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
Emily Burke – Acting HS Principal, SBC -present	Chris Carroll – PMA
Tony Kopacz – SPS – HS	Eric Lowther – PMA
Timothy Chouinard - DPW-present	Chris Sharkey – Tappe – HS
Peter Botelho -- Superintendent	Chris Blessen – Tappe – HS -present
Carolyn Weeks –LBC -present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Library	Chandler Rudert – Consigli –HS -present
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
Drayton Fair – LLB – Library	Mike Winters – Consigli – HS -present
Brian Valentine – LLB – Library -present	Ryan O’Neil – Consigli
Joe Sullivan - CHA- Library	Kristy Lyons – Consigli – HS
Kayla Gallo - CHA - Library	Jonathan Seibel -present
Eric Hooper - DPW	

#### Open the meeting

The Chair noted that the meeting was being held remotely consistent with MA laws. The meeting opened at 6:34 PM.

#### **A. Administration**

**Minutes** for review and approval include May 23, 2023, SSBC meeting.

**MOTION:** Chair moved to approve the minutes of May 23, 2023, SSBC meeting. Seconded by Rowe. Approved 6-0-2. (Winthrop, Benjamin abstained. Martin, Grosshandler arrived after vote.)

Mr. Martin joined the meeting at 6:38 PM.

#### **B. High School Project**

Review RFP’s (request for pricing) for additional requests from the school administration that have been designed and priced by the construction team.

- 1) Need for CR273 – RFP 049 Cap @ Stair 5 = \$15,479 eliminated.

- 2) CR269 – RFP 035R1 Carpet Change = \$6,331. Walk off needed so people exiting media center aren't tracking dirt through building.

**MOTION** by chair to approve CR269 – RFP 035R1 Carpet Change in the amount of \$6,331 Seconded by Richards. Unanimously approved 8-0-0.

- 3) CR270 – RFP 038 Additional Marker Boards = \$40,395. For 85 additional white boards and tack boards.

**MOTION** by chair to approve CR270 – RFP 038 Additional Marker Boards in the amount of \$40,395. Seconded by Benjamin. Approved 8-0-0.

- 4) CR297 RFP 055 Pipe protection in 1281 Rev1 = \$1,587 Pipe protection- protect a storm drain that comes into a storage space. It was not able to be installed in the wall.

**MOTION** by chair to approve CR297 RFP 055 Pipe protection in 1281 Rev1 in the amount of \$1,587. Seconded by Benjamin. Approved 8-0-0.

- 5) Used piano purchase pricing was over not to exceed value. Needed committee approval.

Request for new piano came in for \$100k in Fall 2022, school administration subsequently evaluated used piano options. In fall 2022, committee voted for not to exceed \$45k. School seeking approval for piano with accessories for \$53,379.

Ms. Burke said the current piano is quite old. Visual and performing arts had requested a new piano since the start of the project. This was culled to a used piano during FFE. Old one's veneer is cracked, aging rapidly. All the accessories in the current request were not considered ahead of time.

A professional evaluation of the existing piano is something Ms. Burke thinks may have been done. Mr. Gladstone would like to understand what kind of opinion was done previously and he requested independent justification for replacing.

Member expressed that unlikely request would still exist after second look at list were it not needed. Not sure that it is fair at this point not to approve the one that was found at \$49K plus accessories. Several other members agreed. Ms. Burke said school worked with a consultant to search for this piano. She doesn't know if the consultant looked at current piano.

**MOTION** that a used grand piano and accessories be purchased for the sum of \$53,379. Seconded by Rowe. Ayes – Winthrop, Rowe, Rice, Benjamin; Nays -- Gladstone, Richards, Martin, Baldassari; Abstain Grosshandler who had just joined the meeting.) Motion was defeated 4-4-1.

Close vote, suggest waiting for Mr. Baldassari to return to screen following technical difficulties. Mr. Baldassari rejoined and voted no pending more information.

### **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	\$2,521,977	(CO 1-33) (2.07%)
g) Current GMP Amount	\$124,066,616	

## 2) Change Orders Not Approved

a) Tentatively Approved	\$18,204	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$193,163	(Under review by the Team)
c) Potential Changes	\$938,630	(Not yet submitted)
d) Total Not Approved	\$1,131,793	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$1,149,997	(sum of a, b & c; 0.95% 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	\$1,301,462	
ii) Tentatively Approved	\$102,247	(Approved by the Team)
iii) Pending	\$295,738	(Potential & Submitted)
iv) Total Transfers	\$1,699,447	(75% of Starting Amount)
e) Current Anticipated Balance	\$1,026,811	(39% 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	\$796,683	
ii) Tentatively Approved	\$11,789	(Approved by the Team)
iii) Pending	\$34,761	(Potential & Submitted)
iv) Total Transfers	\$855,022	(38% of Starting Amount)
j) Current Anticipated Balance	\$2,770,213	(135% Remaining)

## 5) Requisitions (thru Req #38 for March 2023)

a) Total Completed to Date	\$109,873,552	(88.24%)
b) Retainage Withheld	\$2,298,945	(-)
c) Total Due to Date	\$107,574,607	
d) Total Paid to Date	\$104,747,382	
e) Total Current Payment Request	\$2,827,225	(Req #038)

## 6) Schedule

### 1. Exterior/Sitework:

- a. South Lawn
  - i. Continuing to form colored retaining walls
  - ii. Placed amphitheater seating footing last week. Concrete crew beginning to form up risers throughout this week. Placement scheduled for early next week.
- b. Softball Field
  - i. Xquisite is delivering their loam throughout this week. Scheduled to start placing loam next week.
- c. Baseball Field
  - i. Sitework crew is installing underdrains in Baseball field through the end of the week
  - ii. JRV will begin prep of sidewalks in this area.
- d. North Plaza

- i. Concrete crew beginning to form up sidewalks in this area next week.
    - ii. Paver install to begin next week.
  - e. Athletic Facility
    - i. Concrete was placed in this area last week.
    - ii. Memorial Plaque installed under canopy last week.
  - f. Tennis Courts
    - i. Top Coat scheduled for June 12<sup>th</sup>
  - g. Van Turn Around
    - i. Sitework has begun their work prepping for additional asphalt and adjustment of drainage work. Installing binder coat at new areas on June 16<sup>th</sup>.
  - h. Misc.
    - i. Asphalt walkways scheduled for binder coat June 13<sup>th</sup>.
2. WWTP
- a. Gas meter has been installed at the WWTP, and the gas service has been relocated by Eversource.
3. Punchlist
- a. There are 4 items still open in the building. This work includes the following:
    - i. 1 Item from HVAC Field Reports
    - ii. Caulking @ Glass Enclosures
    - iii. Exterior Signage Touch Up (To be completed in warmer weather).
    - iv. Fume Hood Closure

## 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) Items to Review

- a) Owner Change Order #033
- b) Transfer Change Order #033T

### 1. Change Orders and Transfer Change Orders

Review Change Order 034 and Transfer Change Order 034T. These changes were reviewed and approved by the Change Order Subcommittee on 05/23/2023.

Some distortion was found. Additional meters will be installed in six different locations for approximately 30 days. A report will then show the harmonic distortion and let the team know where it is located. The distortion could cause detrimental effects to some sensitive equipment over the life of the equipment.

Member suggested that the proposed Harmonized testing change order be charged to testing which is 100% reimbursable by MSBA. This would take it out of Consigli and go under one of the consultants such as PMA. Request to check where the previous infrared testing was charged and if it can be changed to testing even if it was already submitted.

**MOTION** by chair to approve Change Order 034 in the amount of \$18,204. Seconded by Winthrop. Approved 9-0-0.

Hole damage in the roof cannot be charged back, it is difficult to point to the cause of a hole or leak in the roof since there are so many workers on the roof over the life of the project.

**MOTION** by chair to approve Transfer Change Order 034T in the amount of \$0. Seconded by Winthrop. Approved 9-0-0.

Chair asked about premium time budget and wanted to know how we did against that budget? Mr. Rudert will report back.

The Chair noted that at 7:06PM Mr. Baldassari posted in chat that he voted no on piano pending further information on refurbishing the existing one.

7:29PM HS discussion ended.

## **C. LIBRARY PROJECT**

### **1. Status of Construction Contract**

The Chair asked for comments on the proposed contract for CHA that was distributed to members this afternoon. Was sent with tracking. Members needed more time to review.

Mr. Sullivan was working with M. O'Connor Contracting Inc. to complete the construction contract, not done yet.

Chair asked for comments on proposed contract for CHA that was emailed to members this afternoon. The contract was sent with redline changes. Members need more time to review. A Schedule C for insurance requirements and a Schedule B showing agreed upon adjusted fee and payment for CHA will be included.

The agenda item for the next meeting is to approve the draft contract with CHA.

### **2. Report of MBLC meeting**

Ms. Amend updated committee regarding MBLA Grant which was extended to July 28, 2023. Second payment requested. Project received an additional \$1,570,000 for LEED certification.

MBLC meeting with Mr. Fair and Andrea covered sight lines on the upper floor. Some simple modifications with furniture seemed to fix sightlines on the second floor and in reference area on main floor.

Mr. Fair working on conformed set of documents which includes all of the addenda, but in meantime had submitted hard copies of stamped and signed issued to bid sets including all of the addenda as well as design affidavits and fire protection narratives to the general contractor for their application for the building permit. General Contractor submitting that for a building permit application. Notice to proceed document forwarded to all last week. Just waiting for some final paperwork from CHA for a notice of award, notice to proceed, signatures on the agreement.

By the invitation for bid instruction for bidder, the notice to proceed starts the clock for the 503 days that are required for the contract. Mr. Fair hadn't seen final notice to proceed. Not reasonable to start clock while documents were being compiled. Documents forwarded to M. O'Connor Contracting Inc. today.

Mr. Fair confirmed the intent was to get permits by June 30<sup>th</sup>, but he asked if there was some issue with the Historic Commission on this? Mr. Gladstone said that as far as Town counsel was concerned, Historic Commission has no further position because their opportunity to object passed. Mr. Gladstone knows one of the issues with the building permit is this is either the 3<sup>rd</sup> or the 4<sup>th</sup> building inspector during this saga. So, his history will be oral. Mr.

Mr. Rice said people should follow up on this daily. If we miss the June 30<sup>th</sup> deadline, we won't have a project.

Through unanimous consent the meeting ended at 7:43 pm.

These minutes were approved by the SSBC at the June 20, 2023 meeting.