

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, June 20, 2023

SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin-present @ 7PM	Rick Rice-present
Matt Grosshandler, Vice Chair	Marty Richards -present	Colleen Tuck -present
Matt Baldassari-present	Roger Thibault	Sara Winthrop -present
Deb Benjamin		

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 -present	Chris Jankun – PMA
Emily Burke – Acting HS Principal, SBC	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	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 -present	Chandler Rudert – Consigli –HS -present
LeeAnn Amend – Library -present	Kyle Raposo – Consigli – HS
Drayton Fair – LLB – Library -present	Mike Winters – Consigli – HS -present
Brian Valentine – LLB – Library -present	Ryan O’Neil – Consigli- HS
Joe Sullivan - CHA- Library -present	Kristy Lyons – Consigli – HS
Kayla Gallo - CHA - Library	Jonathan Siebel – Consigli -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 6:36 PM.

A. Administration

Minutes for review and approval include June 6, 2023, SSBC meeting.

MOTION: Chair moved to approve the minutes of June 6, 2023, SSBC meeting. Seconded by Winthrop. Approved 6-0-1 with Tuck abstaining (aye from Gladstone, Richards, Baldassari, Ross, Rice, Winthrop).

B. Invoices

Invoices for review and approval at the 6.20.2023 SSBC meeting for the Sharon HS project are as follows:

- **Consigli Construction Co., Inc. Requisition No. 039 totaling \$3,697,524.26 dated 6.13.2023 for the periods of April and May 2023:** 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 April/May 2023 is due fifteen days from today, 6.14.2023, the required submission date to the

Town of Sharon for inclusion on the 6.20.2023 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 039 for April/May 2023 is due Wednesday, June 28, 2023.

- **Tappe Architects, Inc. invoice 230503 totaling \$115,000.00 dated 5.31.2023 for May 2023. This invoice includes the following:**
 - \$115,000.00 for Close Out Phase Fee billed per Tappe's Contract Amendment No. 002 dated 11.19.2019 and the 2.27.2023 revised DD through Close Out Fee Draw Down Schedule.

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

- **PMA invoice 04200.00-61 totaling \$94,603.00 dated 6.09.2023 for May 2023.** This invoice includes the following backup:
 - 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.

Please advise if you require any additional information related to this PMA April 2023 invoice.

IT Invoice

- **Chester Technical Services, Inc. invoice 8343 dated 2.07.2023: \$1,950.00**

Invoice includes email correspondence from the District's IT Director confirming the scope included on this invoice has been acceptably provide to the District.

Misc. Invoice

- **Foxboro Recreation invoice 859544 dated 5.18.202: \$1,500.00**

See attached correspondence from the Sharon HS Athletic Director requesting payment of this invoice though the new Sharon HS Project. To PMA's knowledge the SSBC previously approved field rentals for Sharon HS sports teams displaced during construction of the new HS.

MOTION: Chair made omnibus motion to approve the invoices as listed above in the amount of \$3,910,577.26. Seconded by Richards. Unanimously approved (7-0-0)

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	\$2,540,181	(CO 1-34) (2.09%)
g) Current GMP Amount	\$124,084,820	

2) Change Orders Not Approved

a) Tentatively Approved	\$73,181	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$480,763	(Under review by the Team)
c) Potential Changes	\$705,950	(Not yet submitted)
d) Total Not Approved	\$1,186,713	(sum of b & c) Van turnaround included here.
e) Total Potential Changes (incl. tent. approved)	\$1,259,894	(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	\$1,403,712	
ii) Tentatively Approved	\$18,576	(Approved by the Team)
iii) Pending	\$213,310	(Potential & Submitted)
iv) Total Transfers	\$1,635,598	(75% of Starting Amount)
e) Current Anticipated Balance	\$988,413	(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	\$808,474	
ii) Tentatively Approved	\$7,631	(Approved by the Team)
iii) Pending	\$29,627	(Potential & Submitted)
iv) Total Transfers	\$845,732	(38% of Starting Amount)
j) Current Anticipated Balance	\$2,767,714	(135% Remaining)

5) Requisitions (thru Req #38 for April/May 2023)

a) Total Completed to Date	\$113,360,265	(88.24%)
b) Retainage Withheld	\$2,088,134	(-)
c) Total Due to Date	\$111,272,131	
d) Total Paid to Date	\$107,574,607	
e) Total Current Payment Request	\$3,697,524	(Req #039)

6) Schedule

1. Exterior/Sitework:

- i. Final placement of south lawn colored retaining walls is scheduled for this week.
- ii. First north plaza concrete placement was last week. This area has been fully fenced in including the bus loop to continue with hardscape and concrete work.
- iii. The bus loop and all north entry doors will be shut down until the end of the project. All occupants will use the community ed entrance to enter the school starting 6/26.
- iv. Softball loam has been delivered and continues to be installed. Infield mix to be delivered this week.
- v. Baseball field drainage work is complete. Dugout and backstop footings to begin being excavated this week.
- vi. Asphalt pathways are being paved this week with binder coat.
- vii. Van turnaround sitework has begun their work prepping for additional asphalt and adjustment of drainage work. Installing binder coat at new areas on June 21st.

2. Interior

- a. CCC has begun scheduling all approved change work and will continue to send out updates to keep all SHS occupants in the loop for where workers will be.
- 3. WWTP
 - a. Gas meter has been installed at the WWTP, and the gas service has been relocated by Eversource.

Failed valve may have caused problem with blower with filter that failed. Mr. Rudert digging into details about what may have caused failure and whether under warranty. WWTP continued to with second blower unit.

- 4. 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). Will be done in conjunction with North plaza work.
 - iv. Fume Hood Closure

7) Milestone Tracking

<u>MILESTONE</u>	<u>ORIGINAL DATE</u>	<u>ANTICIPATED/ACTUAL</u>	<u>CFB</u>	<u>CFP</u>
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

Still on schedule for 8/1/23 finish date per Mr. Rudert.

Punch list separate from work complete list. Punch list is contractually obligated for Consigli. Chair requested work to complete list for the next meeting on 7/11/23.

TIME Mike Martin joined the meeting.

8. Change Orders and Transfer Change Orders

- a. Review Change Order 035 and Transfer Change Order 035T. These changes were reviewed and approved by the change order subcommittee on 06/06/2023.

MOTION: by Chair to approve Change Order 035 in the amount of \$73,181 dated June 7, 2023. Seconded by Martin. Unanimously approved 8-0-0 (Mike Martin included in votes from here on).

MOTION: by Chair to approve Transfer Change Order 035T in the amount of \$0 dated June 7, 2023. Seconded by Winthrop. Unanimously approved 8-0-0.

- 9. Review RFP's (request for pricing) for additional requests from the school administration that have been designed and priced by the construction team. The project team received pricing for different wall covering products for the additional wall covering requested by the school administration.

- a. CR281_-1_-_RFP_033_Added_Wall_Protection_-_Tile = \$160,136
- b. CR281_-2_-_RFP_033_Added_Wall_Protection_-_Vinyl = \$27,809
- c. CR281-3_-_RFP_033_Added_Wall_Protection_-_Linoleum = \$65,865
- d. CR281-4_-_RFP_033_Added_Wall_Protection_-_Korogard = \$57,839

Mr. Kopacz requested Korogard be considered because he has seen the 4' x 8' sheet wall protection used at RI blood center and said it took a lot of abuse with easy maintenance. Mr. Rice added that it is basically "chem light 1/8" thick plastic panel. Architect approximated 830' total length of both sides of the hallways needing coverage. Some also intended for use in art room for backsplash.

Can peel panel off wall, it's glued. Mr. Rice routinely used it in kitchens. Architect stated he could work with the product.

MOTION by chair to approve Korogard in the amount of \$57,839. Seconded by Winthrop. Unanimously approve 8-0-0.

10. Generator Replacement -- CR299 dated March 15, 2023 - FRP 046

Total \$113K, seeking not to exceed of \$125K. Remaining allowances for the treatment plant will fund vast majority. The Generac generator cost is \$76K and needs to be ordered before changes in pricing occur per electrical contractor. Also, lead time is 30 weeks.

Unknowns included installation of underground gas lines, utilities declined and additional supervision time by Consigli anticipated due to lead time to receive generator.

MOTION by Chair to not to exceed \$125K for the Wastewater Treatment Plant generator including installation. Seconded by Tuck. Unanimously approved 8-0-0.

11. Extension of Fence at Ames Court and Scrim on Softball Field Fence

- a. Team to review final wood stockade fence layout and pricing for the requested scrim on the new softball field chain link fence along the first base line.

Privacy requested by abutter to cover end of batting cage. The price to extend the fence one more bay and add a black scrim \$4,200. Fence was \$1,500 and \$2,700 for scrim. The chair said elevation at softball field affected the abutter.

MOTION by chair to authorize installation of fence and addition of black scrim for \$4,200. Seconded by Tuck. Unanimously approved 8-0-0.

12. FF&E Items

- a. Revisit pricing for the used grand piano. The school administration has provided a conditions report for the existing piano that was brought over from the old high school to the new high school.

The current piano is 107 years old. The chair shared Steinway's summation that "piano is no longer suitable for institutional use", etc. Rogers Piano proposed refurbished Schimmel Grand Piano and accessories for \$53,379.

MOTION by Ms. Tuck that the SSBC authorizes expenditure of \$53,379 for Schimmel Grand Piano. Seconded by Rowe. Unanimously approved 8-0-0.

- b. The following FF&E items were previously presented to the SSBC but it was elected to review these items later. The final list of additional requests provided by the school administration was a combination of building changes and FF&E items. The building changes were prioritized and CCD's issued to complete that work as it was more time sensitive.
 - o Creative Office Additional Teacher, Classroom and Breakout Area FF&E = \$53,075
 - o WB Mason Additional Stools and Worktables = \$20,267
 - o Union Office Additional Office Furniture = \$8,907

Question about All Terrain Towers M11. Decision to table discussion until July 11 meeting.

13. Discussion of reimbursement to the schools for electrical usage by the contractor paid for by the school

Once school was occupied in August, there was still work by contractors going on in the building, so the School Administration sought some reimbursement from project funds for electrical usage by construction during this period. Reimbursement number was unquantifiable, but the design team and energy consultant said that initially actual energy use may increase anywhere between 25-50 percent and likely 30 percent of energy use was due to project. So total energy cost was \$639K and 30 percent is \$191K of which project had already paid \$179K. So, due to schools from project was \$12k. After lengthy discussion, the recommendation was to reimburse the schools \$50K—which exceeds the 12K, but not as much as school admin. was seeking.

MOTION by chair to authorize a reimbursement to the schools in the amount of \$50K for electricity used by the contractor after the schools began to pay for the electric bills. Seconded by Rice. Unanimously approved 8-0-0.

7:40 PM HS discussion ended.

D. LIBRARY PROJECT

a. Status of Construction Contract

Mr. Sullivan noted standard 201 contract that not only protects the town but protects the design intent of the drawings as well as the construction method and process to handle that work. Once the contract is circulated and approved Mr. Sullivan is ready to go.

b. Approve the draft contract with CHA

Did cut some services to try to make sure necessary requirements for oversight are covered while creating a fair and marketable fee associated with it per Mr. Sullivan.

The chair circulated the final redlined version of CHA contract with all the proposed changes so members of committee could see conversations that were going on.

Mr. Rice reviewed the scope of services and opined that it met the needs of the project.

MOTION by chair to authorize the chair to approve the final CHA contract as circulated to the committee by email*. Seconded by Tuck. Unanimously approved 8-0-0.

*Gordon will supply

MOTION by Chair that as long as M O'Connor Contracting, Inc. contract is vetted and suited to the Sharon Standing Building Committee, the chair can sign it

The chair confirmed SSBC members who were present can meet Tuesday, June 27, 2023, to sign a contract for library project.

A library building permit has been applied for but has not yet been issued.

The Historic Commission (HC) has asked to salvage some things out of the building. Mr. Chouinard, Sharon DPW, said HC in contact with him about visit to building on June 29 and asked about demolition schedule.

Mr. Winner reminded Mr. Gladstone that HC has some authority over the exterior of buildings, but not over the interior of the building. The only item for salvage and integration to the building was a half round window. Ms. Weinstein will check to see if the half-round window has been removed. The building needs to be abated, asbestos in a variety of places.

The contractor will remove asbestos, but the owner needs to hire a representative for asbestos HASMAT material monitoring. Mr. Fair is getting a quote from a firm, and CHA will also solicit pricing.

Mr. Fair noted that a proposal for additional services and an invoice for \$70k were outstanding. A signed version of the additional construction administration document was needed. Mr. Fair will forward both to chair.

E. NEW BUSINESS

F. TOPICS THE CHAIR WOULD LIKE TO DISCUSS NOT KNOWN 48 HOURS IN ADVANCE

G. ADJOURNMENT

Meeting again June 27, 2023.

Through unanimous consent the meeting ended at 8:05 PM.

These minutes were approved at the July 11, 2023 meeting.