

## Sharon Standing Building Committee

Zoom Meeting Minutes  
Tuesday, September 19, 2023

### SSBC Members

Gordon Gladstone, Chair -present	Mike B. Martin - absent	Rick Rice -present
Matt Grosshandler, Vice Chair -absent	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 -absent	Kevin Nigro – PMA – HS
Avi Shemtov – SBC – HS	Matt Gulino – PMA – HS -present
Meg Dussault – SBC - HS	Chris Jankun – PMA
Emily Burke – Acting HS Principal, SBC -present	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 – Lib-present	Chandler Rudert – Consigli –HS -present
Andy Farrar – Director IT – HS - present	
LeeAnn Amend – Lib - present	Kyle Raposo – Consigli – HS
R. Drayton Fair – LLB – Lib	Mike Winters – Consigli – HS -present
Brian Valentine – LLB – Lib	Ryan O’Neil – Consigli
Ariana Pizzanelli LLB - Lib	Kristy Lyons – Consigli – HS
Mark Luzaitis CHA On-site rep. - Lib-present	Jonathan Seibel – Consigli – HS-present
Casey Hochheimer -CHA – Lib -present	Karl Walsh – MOCC – Lib
Joe Sullivan - CHA- Lib-present	Krystal Burrows – MOCC – Lib -present
	John Freer 0 MOCC - present

### Open the meeting

The Chair noted that the meeting was being held remotely consistent with MA laws. There will be no public participation this evening. The meeting opened at 6:31 PM.

#### **A. Administration**

1. Minutes - review and approval September 5, 2023, SSBC meeting(s).

**MOTION** by chair to approve the minutes from September 5, 2023, SSBC meeting. Seconded by Tuck. Approved 8-0-1 (Winthrop abstained).

2. Review and vote to Amend the minutes of 6/27/2023 with respect to vote authorizing signing of the contract with M. O’Connor Contracting Inc.

**MOTION** by chair to move that the minutes of the 6/27/2023 meeting be amended by deleting the following as it appeared in the minutes: “Motion: by Mr. Gladstone to authorize the chair to sign the contract with M O’Connor Contracting for \$19,137,000.” Tuck Seconded. Unanimously approved 9-0-0. (Richards, Gladstone, Tuck, Weinstein, Thibault, Winthrop, Rice, Benjamin, Baldassari).

**MOTION** by chair to move that the minutes of 6/27/2023 be amended by substitute the following verbatim from the video recording of the meeting (as stated by the complainant in his complaint): “Gordon asked for the following: I will entertain a motion to approve the contract to MJ O’Connor is it MJ, MC O’Connor for the amount of \$19,137,000.” Seconded by Rice. Unanimously approved 9-0-0.

3. Chair resignation
  - a. Vice chair assume role of acting chair
  - b. Discussion, nominees, vote for new chair

The chair asked the committee if they would be willing to hold a meeting next Tuesday for the sole purpose of his resignation and a vote for the chair and vice chair? No members stated that they couldn’t make a meeting next Tuesday. Will have more than a quorum and can do what they needed to do on that evening, 9/26/23.

4. Invoices - Library Project Invoices for review and approval:

- LLB Architects Invoices:
  - REVISED Invoice 23-1925 dated 7.31.2023 totaling \$3,513.91
    - o Construction Administration (\$9,325.32) – *This was already approved at the 9/5/23 SSBC meeting.*
    - o Amendment 8 Additional CA (\$2,016.00)
    - o Expenses (\$1,497.91)
  - Invoice 24-1925 dated 8.31.2023 totaling \$22,482.44
    - o Construction Administration (\$18,484.11)
    - o Amendment 8 Additional CA (\$3,996.00)
    - o Expenses (\$2.33)

**MOTION** by chair to approve the above listed LLB Architects Invoices in the total amount of \$25,996.35. Seconded by Richards. Unanimously approved 9-0-0.

The chair asked if OPM had reviewed the invoices. Mr. Sullivan said he had. Mr. Sullivan will note in future email invoice submittal to Ms. Schustek that he has reviewed and approved these invoices.

**B. Library Project**

1. CM Report -- Project team to discuss latest CM Report.
2. Schedule
  - a. Site Work- excavation in preparation for the foundation of the new building will be ongoing for the next few weeks. Excavating loam, stumps, boulders. Trailers are being delivered on Monday.
  - b. Coordination with public safety on the School Street closure on Friday 9/8. Site visit on 9/14/23 included fire apparatus navigating the street. The trailer location, according to Mr. Freer, will be located near sign D. Fire Chief requested it be put there to give access to residents’ driveways. Bump out on School Street needed for grading and for staging. Main access into site will be on School St. coming from North Main Street. There is a four-foot pedestrian walkway. Mr. Thibault concerned: 1) was this vetted or prepared by a traffic engineer? No. Are there any other signs proposed for traffic or warning that are separate from this plan? No, per Mr. Freer. The chair said there will be signage (A through E on plan). Mr. Thibault is concerned about cutting off access to School Street and not giving proper warning to traffic on North Main Street. He wants multiple signs on North Main Street warning drivers that the street is closed and for turn space for car that makes error. Chair suggested more signage ahead of turn to give warning before drivers get to School St. Mr. Rice would rather see the fence flush with the north/south run so someone can see something is across a curb cut from a distance. Mr. Sullivan will look at it and talk to MOCC about it. Sign sizes appeared on the key. Team asked to consider larger than standard 18x18” do not enter. Street closing date is anticipated on Friday 9/22/23.

Does the Select Board need to sign off? Ms. Weinstein said SB already approved. Tuck said the change is irrelevant to the closing of the street. A real issue for the residents was A) closing the street to through traffic and B) making sure there was signage on Depot Street making sure people knew they couldn't cut through before they come into the neighborhood. Mr. Sullivan said Police, Fire and DPW reviewed at the request of Town Administrator, but SB approved it initially.

### 3. Upcoming Events

- a. The Groundbreaking Ceremony will be held Friday 9/22.

### 4. RFIs and submittal discussion with LLB

MOCC commented about the turnaround for RFIs. Mr. Sullivan and Mr. Valentine have gotten together to discuss the urgency with the architect and their parties. There will be a meeting regarding RFIs prior to the Friday OAC meeting.

5. Authorize chair and OPM to approve field change orders when necessary to maintain job schedule. Authorization limits to be determined.

**MOTION:** Mr. Gladstone moved that the chair be authorized to approve field change orders up to \$25,000 if in the opinion of the chair and the OPM such immediate approval is warranted in order to maintain job schedule. Tuck seconded. Unanimously approved 9-0-0.

**MOTION** Mr. Gladstone that the OPM be authorized to approve field change orders up to \$10,000 if in the opinion of the OPM such immediate approval is warranted in order to maintain job schedule. Seconded by Tuck. 9-0-0.

6. Review and approve Amendments 7 and 8 to the LLB contract in the cumulative amount of \$90,830.

Mr. Sullivan asked if this can be expedited to the 9/26/23 meeting? Mr. Fair said another Amendment coming for a testing agency with a lump sum not to exceed proposal. Mr. Rice asked what testing is for? Special inspections, compaction, concrete, program of special testing for structural engineer. Mr. Sullivan said process of putting through CHA subconsultants is not an easy process, so they asked architect to handle it. Drayton request for (6:45). Mr. Fair has approached John turner who is doing testing for CHA in Marlborough.

### 7. MBLC update

Mr. Sullivan will get Ms. Amend the August reports along with requisitions for the MBLC. Mr. Sullivan will have it by Friday.

## C. High School Project

1. S&P Security Additional Work -- Revisit proposal for adding vape detectors to the Valerus system. = \$11,300

Mr. Farrer showed Vape Sensor As Cameras and said they need to buy 48 one-time licenses to use Vape Sensors as Cameras, which allow a timestamped log that syncs with camera date and time. Can also sense aggression, loud noises, and other items in a much more accessible form than currently way it is used. Detectors are using a camera license and these devices are in no way a camera themselves, but they activate a camera that is outside of the bathroom facilities. Audio doesn't record just senses noises.

Mr. Thibault asked to clarify that these single sensors can sense all these things? Mr. Farrer said HALO sensing makes the claim and they do seem to work. Mr. Farrer has not spoken to any other districts that are using them, but he has seen them trigger at times. Mr. Kopacz said these were recommended by security specialist. Mr. Farrer said with the existing system he has received reports other than just vaping, the license would just make it easier to receive the reports. Ms. Burke added that the lack of user friendliness and accessibility made it less accessible.

**MOTION:** by Mr. Rice moved to purchase the license fee for the vaping system as described including installation. Seconded by Mr. Thibault. Unanimously approved 9-0-0.

2. Change Orders and Transfer Change Orders

- a. Revisit Additional School Requests -- Letter from Superintendent Dr. Botelho requesting a design revision request for the South Plaza sidewalk. This is pending an additional video/photos from the school faculty.

Mr. Kopacz asked for stones between the shrubbery and will be all set based on finished condition.

3. CM Report

- a. Project team to discuss latest CM Report including procurement update and overall GMP status. No change orders this week.

4. Schedule

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

**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	\$2,764,763	(CO 1-39) (2.22%)
g) Current GMP Amount	\$124,084,820	

**2) Change Orders Not Approved**

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$34,381	(Under review by the Team)
c) Potential Changes	\$132,144	(Not yet submitted)
d) Total Not Approved	\$166,525	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$166,525	(sum of a, b & c; 0.03% 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	\$1,471,086	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$390,028	(Potential & Submitted)
iv) Total Transfers	\$1,861,114	(75% of Starting Amount)
e) Current Anticipated Balance	\$762,896	(32% 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	\$816,105	

ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$55,720	(Potential & Submitted)
iv) Total Transfers	\$871,825	(43% of Starting Amount)
j) Current Anticipated Balance	\$2,741,621	(135% Remaining)

**5) Requisitions (thru Req #41 for July 2023)**

a) Total Completed to Date	\$115,520,648	(92.01%)
b) Retainage Withheld	\$1,489,035	(-)
c) Total Due to Date	\$114,031,613	
d) Total Paid to Date	\$112,158,201	
e) Total Current Payment Request	\$1,873,411	(Req #041)

Looking to return unspent funds to GMP.

**6) Schedule**

1. Exterior/Sitework:
  - i. North Plaza
    1. RFP 010 Light Fixtures and concrete to be installed this week.
  - ii. Baseball field
    1. SOD installation is now complete.
    2. Sportsfield Equipment Contractor has mobilized to complete the remainder of their scope.
  - iii. Van Turnaround
    1. Landscaper mobilizing in this area to complete their scope by the end of the week.
  - iv. South Lawn
    1. Loam and seed have been installed. Concrete @ SHS letters to be installed this week.
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. Punchlist
  - a. Interior: 1 Item open – Pipe Support for RTU drain
  - b. Exterior: 41 Items
    - i. Warner Larson and Nitsch were out last week to complete their punch list. CCC to distribute to contractors for their remediation.

**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	8/25/2023	0	0

At meeting on September 26, will need a volunteer to replace Mr. Gladstone on the CO Subcommittee.

Scrim is still an issue. Mr. Rudert pursuing.

WWTP Mr. Gulino said W&S has finished replacement of blower on hand; they were still waiting on the second blower. The valve that caused the failure had been replaced.

The column in front entrance supporting the canopy will receiving the expected covering.

**D. DPW -- PFAS Treatment Project**

Mr. Rice said Oct. 4 getting responses to RFS turned in at Town Hall. As of end of week there were three firms signed up as receiving RFS and then several others with questions. Will need to get a package, and Rick will let everyone know pick up spot. Ms. Benjamin requested electronic copies, going forward with an option for paper. These will be made available including a score sheet. Each member will review and grade each respondent by the criteria. Meeting on Oct.10 scheduled for SSBC, and committee will short list by score the top three finalists.

Ms. Tuck will help collate these on October 4. There will be an addendum for some of the questions. Ms. Schustek will check with town to have space to share documents with committee members. Chair said typically the financials have been limited in distribution. This addendum will clarify that they be put in a separate envelope.

Colleen said proposals will be ready to pick up by noon on 10/5/23. One copy will be saved by SSBC for public record.

**E. New Business**

**F. Topics the Chair would like to discuss not known 48 hours in advance**

**G. Adjournment**

**MOTION:** Chair made an omnibus motion to adjourn barring any objections.

Meeting adjourned at 7:57 PM.