

Sharon Standing Building Committee

Zoom Meeting Format

Tuesday, October 17, 2023

SSBC Members

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

SBC Attendees and Others

Julie Rowe – SBC – HS - absent	Kevin Nigro – PMA – HS
Meg Dussault - SBC	Matt Gulino – PMA – HS
Emily Burke – Acting HS Principal, SBC	Chris Jankun – PMA
Peter OCain – Town Engineer present	Chris Carroll – PMA
Tony Kopacz – SPS – HS	Eric Lowther – PMA
Timothy Chouinard - DPW	Chris Sharkey – Tappe – HS
Eric Hooper – Superintendent of DPW - PFAS present	Chris Blessen – Tappe – HS
Carolyn Weeks –LBC present	Tim Ericson – Consigli – HS
Cheryl Weinstein – Lib present	Chandler Rudert – Consigli –HS present
LeeAnn Amend – Lib present	Kyle Raposo – Consigli – HS
R. Drayton Fair – LLB – Lib present	Mike Winters – Consigli – HS
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 – present at 6:55 PM
Joe Sullivan - CHA- Lib present	Krystal Burrows – MOCC - Lib

Open the meeting

The Chair noted that the meeting was being held remotely consistent with MA laws. There will be no public comment this evening. The meeting opened at 6:34 PM.

A. Administration

1. Invoices – Library Invoices for review and approval include:

- CHA Consulting Inc. Invoices
Invoice #74660-06
- \$35,000.00 (Construction and Closeout)
- M. O’Connor Contracting
Req #3
- \$175,716.75 (Completed Work)
- LLB Invoice
Invoice #25-1925
totaling \$24,769.15
- \$19,982.82 (Construction Administration)

- \$4,320.00 (Amendment 8- Additional CA)
- \$466.33 (Expenses)

Ms. Winthrop reviewed the invoices for SSBC. Mr. Hochheimer confirmed that Mr. Sullivan reviewed and signed off on the above library invoices. Ms. Winthrop reviewed the requisition.

MOTION: by Ms. Tuck to approve the Library project invoices as listed above in the total amount of \$235,485.90. Seconded by Weinstein. 9-0-0.

Mr. Sullivan joined the meeting.

B. Library Project

Per Mr. Hochheimer, site work is continuing, along with additional survey work, which was conducted on Friday 10/6, to mark elevation benchmarks and control points for the building. Coordination with Eversource was done to discuss electrical equipment requirements for the project and scheduling. Systems Contracting was on site and installing a temporary electrical panel on Wednesday 10/11. School Street was closed. Additional signage going up on Depot Street, Pleasant Street, and School Street.

Mr. Hochheimer showed three photos to committee. Foundation excavation photo was taken this week. Member concerned that a testing agency was not on board currently. Voting on testing agency tonight per Mr. Sullivan. Currently Briggs was recommendation, not to exceed \$40K, UTA has not responded as of today, so Mr. Sullivan wants to approve at least that number with LLB not to exceed the \$40K and issue it as early as tomorrow morning. One testing agency will be on board to watch the entire process per Mr. Sullivan. Briggs asked to look into whether they can handle vibration testing internally or else recommend someone.

Member asked if LLB geotechnical engineer had observed bottom excavation? No, likely Thursday. Material to go back in being reviewed. Need testing agency on board doing a proctor so they can watch it go in. Member doesn't understand why it took so long to get to this place.

Halfway finished with basement and are stockpiling some of the materials on the west side of the property per Mr. Luzaitis. They are pretty much at bottom of basement. Mr. Rice recommended that until someone is onboard to put it back should leave a little bit in the hole. Mr. Sullivan agreed, and Mr. Luzaitis agreed.

Member reminded CHA representatives of her request from the October 3, 2023, meeting to have an agenda and updates to show on the screen.

MOTION: by Mr. Rice to accept Briggs as the testing agency as recommended by CHA in a not to exceed of \$40k. Seconded by Winthrop. 9-0-0. (NOTE: Due to a conflict of interest member Matt Baldassari asked to have his vote changed to abstain via email after the meeting which would not change the motion's approval other than to make the final tally 8-0-1.)

Surveyor has gone through registry of deeds and he is going to talk with Sharon Engineering department. He will be onsite to shoot those grade lines on Monday, October 23, 2023.

Mr. Sullivan said CHA will provide an updated submittal on meeting dates going forward. Ms. Schustek will resend sample of format that has been used for HS project. Chair asked for more than an hour or two of notice.

Moving forward we will have MBLC update as well and formalize that agenda per Chair.

C. High School Project

1. CM Report -- Project team to discuss latest CM Report including procurement update, latest change orders and overall GMP status. Schedule -- 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	\$2,883,747	(CO 1-40) (2.37%)
g) Current GMP Amount	\$124,084,820	

2) Change Orders Not Approved

a) Tentatively Approved	\$-65,781	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$64,996	(Under review by the Team)
c) Potential Changes	\$220,119	(Not yet submitted)
d) Total Not Approved	\$285,115	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$219,334	(sum of a, b & c; 0.017% 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	\$1,588,026	
ii) Tentatively Approved	\$76,597	(Approved by the Team)
iii) Pending	\$273,088	(Potential & Submitted)
iv) Total Transfers	\$1,937,711	(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	\$837,187	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$34,638	(Potential & Submitted)
iv) Total Transfers	\$871,825	(43% of Starting Amount)
j) Current Anticipated Balance	\$2,741,621	(135% Remaining)

5) Requisitions (thru Pencil Req for August 2023)

a) Total Completed to Date	\$118,004,696	(94.86%)
b) Retainage Withheld	\$1,590,550	(-)
c) Total Due to Date	\$116,414,146	

- d) Total Paid to Date \$114,031,613
- e) Total Current Payment Request \$4,255,944 (*Req #041 and Pencil Req #42*)

6) Schedule

- 1. Interior
 - a. CCC completed added marker and tack boards last week.
 - b. Wall protection in athletic hallway ongoing.
 - c. Security Additives

Regarding wall protection there were questions about the installation manner bad cut around fire alarm, beveled corners done poorly. Base will go on the same way it came off per Mr. Rudert. They have not begun the base so there may not be an issue at the floor since the base will cover the space. Discussion resolved with no concerns at this time.

- 2. Punchlist
 - a. Interior: 1 Item open – Pipe Support for RTU drain
 - b. Exterior: 18 Items
 - i. Warner Larson on site last week to complete their punch list.

The pedestrian crossing from senior lot was on punchlist. Either conduit next to ramp or a wireless battery with 10-year lifespan were considered. As long as it's next to ramp the option will work for Mr. OCain.

Not a final plan on curb. Mr. Rudert working through options and will likely do that work when they mobilize on signal work. Chair asked if it made sense to adjust edges/corners immediately, also need to look at it for trip hazard concern as expressed by resident.

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

Electrical and building inspector will be onsite tomorrow. The wheelchair lift for the press box needed steel to be completed, planned for a few weeks.

8) Items to Review

- 1. Change Order Review -- Review latest change orders that were already approve by the Change Order Subcommittee
 - a) Owner Change Order #042

MOTION: by Mr. Gladstone to approve change order #042. Seconded by Winthrop. Unanimously approved 8-0-0.

- b) Owner Change Order #041T

MOTION: by Mr. Gladstone to approve Change Order 041T in the amount of \$0. Seconded by Rice. Unanimously approved 8-0-0.

2. Wall Base at New Wall Protection -- Project team to review wall base required at the Owner added wall protection throughout the high school building.

There is additional flooring cost to reinstall wall base. This has not been approved by Change Order Subcommittee but a small amount and time constraint to get this done.

MOTION: Mr. Rice moved to authorize this \$3,495 wall base reinstallation work. Seconded by Winthrop. Unanimously approved 8-0-0.

3. Discuss potential for baseball field use Spring 2024

Chris Blessen explained that when seeded fields, two growing seasons are needed to establish the fields. Consigli placed turfs in August and now there is a question regarding when the fields can be used. However, the field was installed with sod for this project so spec owns a minimum of 90 days and then architect's team evaluates and then can be given release after 90 days. So far, the sod was taking root very nicely. He did not foresee any reason that the baseball and softball fields cannot be used in the spring once the snow is cleared away. Site visit was scheduled next month (90 days) to officially make that determination.

When the landscape Architect is satisfied that the contract is met, the field is turned over to the school at which time the school department will make the determination when the fields can be used.

4. Warming Cabinet

Mr. Gulino reviewed electrical issues causing tripping in the kitchen. Suggested solution was to add an outlet to spread out the loads. Mr. Kopacz had presented a quote for the Town electrician and recommends installing accordingly.

MOTION: by Mr. Gladstone to approve dedicated 120V 20-amp GFCI circuit by Anderson Electrical Contractors, Inc. for \$3,910. Seconded by Rice. Unanimously approved 8-0-0.

Mr. Rudert assured us that provided this work was legit per code, no warranty issues with doing the work.

D. DPW – Groundwater Treatment Project

Mr. Rice explained interview process that is to be held in the public safety training room. No numerical grading or score sheet, rather members can take notes and then the Selection Committee (SSBC + voting DPW) will rank 1st, 2nd, 3rd choice, and then the chair will initiate negotiations. If the negotiations cannot be agreed, the second place by points will be asked to negotiate to contract as the alternate.

Superintendent of Public Works Eric Hooper introduced consultants Adam Pran and Sarah Price from Environmental Partners. They provided a design update for the Groundwater Treatment Plant project. They reviewed site alternatives and status, architectural concept development, and project schedule. Planned for pre-engineered building, metal on the outside, insulated metal roof panels, CMU walls inside, with metallic siding in a residential clapboard style. Member asked if dormer view, can there be a "hip"

roof on either side? Mr. Pran had no answer without further review. It will be bid as a pre-engineered building.

Member asked how the height of the building affected moving things about in the building. Mr. Hooper said there will be a crane system in the building to move heavy items. Tanks can be moved in/out through the large bay doors. Installation of the overhead crane included to be able to access the top of the vessels.

The schedule did not show the OPM. The OPM will have two immediate responsibilities -- check estimate, and begin the prequalification of filed sub and general bids. This must happen before the project is on the street. How fast can the packages be ready? Need to remove the cost items that are not part of the building project such as piping.

The building was purposefully oversized in plans for future needs of the Town for water support per Mr. Hooper.

Mr. Gladstone will complete work on Change Order Committee for the HS project but does not wish to participate in CO Subcommittee from Library. Chair will not be accepting CO Subcommittee library role and just wants committee to bear this in mind. No action needs to be taken right now.

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

F. Adjournment

MOTION: Chair made an omnibus motion to adjourn barring any objections. Meeting adjourned at 8 PM.

These minutes were amended and approved at the October 31, 2023 SSBC meeting.