

Sharon Standing Building Committee Meeting Minutes October 7, 2014

SSBC Members

Gordon Gladstone, Chair	Tony Branca	Richard Slater	Colleen Tuck - absent
Matthew Baldassari	Bill Croteau	Steve Smith	
Deb Benjamin	Rick Rice - absent	Roger Thibault	

Special Members

Joe Bernstein, Police Chief	Eric Hooper, DPW Superintendent	Jim Wright, Fire Chief
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Other Attendees

Shane Nolan - Daedalus	Todd Costa – Kaestle Boos
Ed Williamson	

1. Administration

- a. The meeting of the Sharon Standing Building Committee was called to order by Chair Gordon Gladstone at 6:30 PM at the Community Center.
- b. Future Scheduled Meetings: 10/21, 11/4, 11/18, 12/2, 12/16

2. DPW Steel Building Update

Chair Gladstone said he is holding the final Cape Building invoice (\$60,981.50) for payment until several minor issues are resolved. This includes some cracking in the concrete near the bollards. Asphalt work is being completed by the DPW.

3. OPM Report

A. Mr. Nolan said that the schematics will be sent to the estimators on Friday.

B. Mr. Nolan said the CM @Risk application was sent to the Inspector General's office on 9/30/14. They have 60 days to review. He also stated that we can proceed with a Request for Qualifications (RFQ) for the CM@Risk prior to the IG approval. He will send the ad to the Central Register for 10/22.

C. Mr. Nolan reiterated that 3 SSBC members are needed to be on the Selection Committee for the CM@ Risk in addition to 1 representative of the designer and the owner's project manager. The Selection Committee is the voting members. Mr. Gladstone said he and Mr. Rice would like to be on the committee and anyone else should email Mr. Gladstone. The full committee will participate in the CM@Risk interviews.

D. The Committee agreed to move ahead with the pricing for the current schematics. Mr. Nolan said by 10/30 he hopes to reconcile the estimates from the architects and estimators to ensure the same scope and assumptions are being made.

E. Mr. Gladstone commented that there are some alternate pricing items which include the road on South Main Street, the road on Flintlock, the addition to the accessory building for future storage and office space use and the potential for a second story.

F. Mr. Gladstone commented that the option for solar use needs to be explored as he does not want this overlooked. Mr. Nolan will discuss with his engineers.

G. Mr. Gladstone discussed the philosophy of what the Committee should be doing and all agreed is that it should be to provide design input, ask questions, push for alternatives and examine the options, serve the community and represent the community.

H. Mr. Gladstone discussed prior issues with DPI regarding not receiving communication from DPI when their contact left and due to this should an outstanding DPI invoice for \$2,000 be paid. The Committee determined it should be paid.

4. Architects Report

A. Todd Costa stated that he and the Chiefs along with Mr. Gladstone and Mr. Hooper met to discuss the updated schematic designs.

B. The site grading plan was sent to the civil engineer for the storm water management impact.

C. Two trees in front of the current police station were identified to be transplanted to the new site. These include a chestnut and a cherry tree.

D. A secondary emergency exit has been designed along the south side which exits to Flintlock which could be less costly. Mr. Smith asked if neighbors would need to be notified and Mr. Gladstone said we would do what is appropriate regarding notifications and outreach to the neighbors regarding the entire plan. The width of the opening of Flintlock is 26 feet. It is a speculative alternative to the roadway contemplated on South Main which is about \$400,000.

E. A sidewalk was added for pedestrians to access the Police and Fire Administration Buildings from South Main Street. Mr. Costa said a dollar value estimate needs to be calculated for this.

F. Mr. Costa reviewed the schematic design for minor changes made as per the meeting with the Chiefs and at the last SSBC meeting. Minor changes included trying to gain more archive and storage space and reducing the atrium size, provide the lieutenants with more space on the police administration side, combining the bathroom plumbing so they are next to each other. Mr. Gladstone

NOTE: All Standing Building Committee minutes and attachments will be available for the public to read at the Standing Building Committee office located at the Community Center upon request.