

Sharon School Building Committee
Sharon Town Hall
90 South Main Street
Sharon, Massachusetts 02067

SBC Meeting Minutes
09/03/19

SSBC Members

Gordon Gladstone, Chair	Marty Richards	Colleen Tuck
Deb Benjamin, Vice Chair	Richard Slater	Sara Winthrop
Matt Grosshandler	Steve Smith	
Rick Rice	Roger Thibault	Matthew Baldassari

Special Members

Ken Wertz - <i>absent</i>		
---------------------------	--	--

SBC Attendees and Others

Emily Burke - SBC	Kevin Nigro - PMA
Amy Garcia - SBC	Matt Gulino - PMA
Victoria Greer - SBC	Chris Carroll - PMA
Tony Kopacz	Chris Blessen - Tappe
Jose Libano - SBC	Charlie Hay - Tappe

ADMINISTRATION:

The Meeting was called to order by Chair Gladstone at 6:30 at the Public Safety Building.
Future meeting dates: September 17th.

MINUTES: The minutes of 7/23/19, 8/6/19, 8/20/19 were presented for review

MOTION: To approve the minutes of 7/23/19 as written. Benjamin/Smith - unanimous

MOTION: To approve the minutes of 8/6/19 as written. Benjamin/Smith - unanimous

MOTION: To approve the minutes of 8/20/19 as written Rice/Smith - unanimous

INVOICES:

NONE

SHARON HIGH SCHOOL PROJECTS:

Matt Gulino, Kevin Nigro and Chris Carroll - from PMI – OPM for the High School Building project distributed the handouts associated with the schematic design estimates and reconciliation. The reconciliation meeting was held on 8/28/19. Two estimates were obtained. One from PMC (Tappe) \$125,792,152 and a second independent estimate from Fogarty \$126,612,084. These estimates are for construction costs and do not include project costs. The current figures are approximately \$4 million higher than the March estimates. The majority of the increases are due to the detail in schematic design from conceptual design. The following are the areas in which increases from the March estimate:

- Division 10 – Steel: 1,543 v 1798 tons of steel – 255 additional tons at a price of \$3,800 a ton = \$969,000
- Division B20 Exterior Enclosure: exterior evolved to include brick, metal panel, Arriscraft and Trespa system increase be \$1,209,108
- Division C10 Interior Construction: the interior went from a square foot cost to a more defined cost when interior materials were defined. The variance is \$2,170,474
- Division D30 – HVAC: transitioning from a square foot costs to more defined system requirements. The variance is \$985,563
- Division E20 Fixed furnishings went down in price.

MSBA has a requirement for the escalation rate to be calculated at midpoint construction. Bidding would take place in 2021 - \$519.15 SF is the current estimate. Escalation is 4% (3.8 million)

The OPM is required to submit a value engineering (VE) plan to the MSBA, some has been done to date and it will continue through DD's. Costs can be controlled by reducing some exterior features which will not affect function and will have a greater opportunity to reduce costs. Value Engineering – window sizes may decrease which doesn't make much difference to appearance, such as the windows. The building size cannot be reduced because the program was approved, if reductions are looked in the building then the MSBA would have to be involved to approve any changes.

The MSBA requires the OPM and Designer to establish a VE list that would be voted on by the building cost. The chair asked how does this project costs per square foot relate to other local construction projects. The MSBA does not post a square foot costs of recently completed or bid projects.

The general conditions are calculated 30 months at a square foot cost. Estimates are based upon an educated process of evaluating current prices with the construction climate going forward. The estimators know vendors and markets to determine prices.

At the reconciliation meeting there was some discussion regarding some unsuitable soils at the current sight. It makes the Chair very apprehensive. There are some areas that show up to 8 feet of fill, the improvements are included in the costs.

There was discussion regarding the distinctions between the contingencies. We want to be able to fund rationally any change orders that are required to complete the program as planned. The chair was not comfortable with the amount that was recommended from the MSBA.

The add alternate for the softball field lighting is approximately \$416,000. The turf vs sod is included as it is part of the educational program at the school. The softball field lighting is part of the community use. This is part of a different discussion for the Town and not the School Building Committee. Dr. Greer state that there will be additional meetings with abutters and the various Town groups.

There was a consensus of the members of the committee that they were comfortable with the estimate of \$163,000,000 for the project costs.

The committee completed their reviews of the Project Budgets, Form 3011 and the Schematic Design Submittal. The chair asked what we need tonight and what we will to vote.

1. Vote to approve the total project budget
2. Vote to approve submission of the schematic design documents to the MSBA of 9/11/19
3. Vote to approve the updated designer work plan

MOTION: Vote on Budget and Form 3011:

To vote to approve the not to exceed budget of \$163,000,000 and to authorize the PMA, the Owners' Project Manager to submit the cost as the Town's not to exceed budget in the Schematic Design related submittals. Motion made by Steve Smith and Seconded by Rick Rice for Discussion. There was no discussion.

Vote: 10 in favor, 0 – opposed

Motion passes unanimously

MOTION: Vote on Schematic Design Submittal:

To vote to approve and authorize PMA, the Owners' Project Manager to submit the Schematic Design related submittals for the Sharon High School Project to the Massachusetts School Building Authority. Motion made by Steve Smith and Seconded by Rick Rice for Discussion. There was no discussion.

Vote: 10 in favor, 0 – opposed

Motion passes unanimously

MOTION: High School Designer Work Plan:

To approve the Sharon High School designer work plan included in the 9/11/19 Schematic Design submission to the MA School Building Authority. Motion made by Steve Smith and Seconded by Rick Rice for Discussion. There was no discussion.

Vote: 10 in favor, 0 – opposed

Motion passes unanimously

The chair stated that the Committee just voted for \$163million in project cost. Even though the reimbursement rate is approximately 54%, the MSBA will actually reimburse 35 – 36 % of this cost. This is due to caps on some costs, and other areas of work that are ineligible for reimbursement. An example of this would be FF & E & technology where the reimbursement is \$1200 a student, which is lower than the amount that is actually needed. The SBC and SSBC takes their role very seriously and they will be asked to provide the building program/plan provided within the least expensive costs. We are all taxpayers and have worked with the school administration. Residents should be comfortable that we will bring the project in on time and under the budget. The progress of the project will continue to be broadcast throughout the phases of construction.

ADJOURNMENT:

Through unanimous consent, the meeting adjourned at 8:16pm

ATTACHMENTS:

Submitted:

Maureen R. Doherty – Project Manager

Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance