

Sharon Standing Building Committee

Zoom Meeting Minutes

Tuesday, April 2, 2024

SSBC Members

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

SSBC Attendees and Others

Julie Rowe – SBC – HS -absent	Kevin Nigro – PMA – HS
Meg Dussault - SBC	Deb Shaer – PMA – HS -present
Emily Burke – Acting HS Principal, SBC -present	Chris Jankun – PMA
Peter OCain – Town Engineer	Chris Carroll – PMA
Tony Kopacz – SPS – HS -present	Eric Lowther – PMA
Kevin Weber – DPW WTP -present	Chris Sharkey – Tappe – HS
Eric Hooper – Superintendent of DPW & WTP-present	Chris Blessen – Tappe – HS -present
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	Mike Winters – Consigli – HS
Brian Valentine – LLB – Lib	Ryan ONeil – Consigli
Ariana Pizzanelli LLB - Lib	Kristy Lyons – Consigli – HS
Mark Luzaitis CHA On-site rep CHA. – Lib -present	Jonathan Seibel – Consigli – HS -present
Casey Hochheimer -CHA – Lib	Allie Goldberg, Margaret McCarthy W&S -WTP
Joe Sullivan - CHA- Lib	Margaret McCarthy - W&S -WTP
Karl Walsh – MOCC – Lib	Alston Potts - Environmental Partners- WTP
Krystal Burrows – MOCC - Lib	Adam Kran - Environmental Partners- WTP -present
John Freer – MOCC - Lib	David Hurley, CHA, Project Manager -present
Chris Pimentel – Fin/Com LIB rep	Rob Terpstra – WTP – DPW Water Div. Sup.

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 6:30 PM.

A. Administration

1. Minutes for review and approval from March 5, 2024 SSBC meeting (Winthrop, Martin were not present).

MOTION by Mr. Gladstone to approve the minutes of the March 5, 2024 meeting. Seconded by Rice. Approved 8-0-1 (Winthrop abstained. Weeks included for LIB).

2. Minutes for review and approval from March 19, 2024 SSBC meeting. (Richards, Rice, Baldassari, and Thibault were not present).

MOTION by Mr. Gladstone to approve the minutes of the March 19, 2024 meeting. Seconded by Tuck. Approved 7-0-3 (Thibault, Winthrop, Grosshandler abstained; Hooper for WTP and Weeks for Lib).

3. Introduce Rusty Callaway who was recently appointed to the SSBC by the Commission on Disabilities.

Mr. Callaway was welcomed by the chair. As the COD-appointee to the SSBC he will attend all meetings and vote on matters bringing the perspective of people with disabilities in design and construction.

B. High School Project

1. OPM & CM Report -- Project team to discuss latest CM Report including work completion progress, procurement update, latest change orders and overall GMP status.
2. 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	\$3,252,964	(CO 1-45) (2.41%)
g) Current GMP Amount	\$124,062,949	

2) Change Orders Not Approved

a) Tentatively Approved	\$0	(Recommended by SSBC Change Com.)
b) Submitted Changes	\$194,258	(Under review by the Team)
c) Potential Changes	\$102,359	(Not yet submitted)
d) Total Not Approved	\$296,617	(sum of b & c)
e) Total Potential Changes (incl. tent. approved)	\$296,617	(sum of a, b & c; 0.039% 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	\$1,706,555	
ii) Tentatively Approved	\$0	(Approved by the Team)
iii) Pending	\$416,637	(Potential & Submitted)
iv) Total Transfers	\$1,976,641	(75.3% of Starting Amount)
e) Current Anticipated Balance	\$500,818	(19.1% Remaining)

Pricing remediation work for drainage anomalies near softball field that have affected the contingencies line. HS team will continue to negotiate and determine the best course of action and bring to the attention of the committee.

4) Allowances

a) Beginning Amount	\$2,040,000	
b) Amount from Savings from Buyout	\$1,573,446	(Note \$204,112 to Temp Gen Allowance)
c) Current Amount	\$3,613,446	

d) Requests Against Allowances		
i) Approved	\$837,187	
ii) Tentatively Approved	\$0	<i>(Approved by the Team)</i>
iii) Pending	\$15,921	<i>(Potential & Submitted)</i>
iv) Total Transfers	\$853,108	<i>(43% of Starting Amount)</i>
e) Current Anticipated Balance	\$2,760,338	<i>(135% Remaining)</i>

5) Requisitions (thru Req 45 for Jan 2024)

a) Total Completed to Date	\$119,276,564	<i>(95.7%)</i>
b) Retainage Withheld	\$608,165	<i>(-)</i>
c) Total Due to Date	\$118,558,552	
d) Total Paid to Date	\$117,793,182	
e) Total Current Payment Request	\$109,846	<i>(Req #45)</i>

6) Schedule

- a. RFP 046 WWTP Generator - Remaining wiring still needs to be pulled to generator.
- b. Wheelchair Lift – Telephone line has been programmed. Awaiting final inspection.
- c. April break
 - i. Stage Floor remediation
 - ii. Increase in Flow @ WWTP investigation
 - iii. Exterior Door Maintenance Walkthrough
 - iv. Landscaping punch list
2. Punchlist
 - a. 26 Punch List Items
 - i. Remaining Items to be addressed during first week of the planting season

HS team asked about proposed extended warranty for exterior doors. The workmanship warranty was from the date the work was completed on the exterior door. Mr. Siebel reported no outstanding issues with the exterior doors. He was waiting for PMA to come out to review the situation.

Expect full occupancy certificate for the building imminently.

Regarding closeout, Mr. Rudert said that a few big cost items came up this week and HS team needed to discuss and determine how to move forward on these items, in the project or after completed project is completed. Mr. Rice pointed out that the MSBA will request the close out to the job and contract. Scope of the few last items like the dark room cooling and scheduling for similar four or five items will give direction for project closeout. Pulling the plug on additional work requests and final completion and the dark room cooling is something to be discussed. Heating pots in the science rooms were another significant work order still out with estimates between \$15K to \$35K for each of nine science rooms.

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	8/25/2023	0	0

8) Items to Review

- --Beginning Amount School Requests -- School Requests: PO SHS-051 dated March 27, 2024 Rock Werx Climbing

At the HS OAC meeting today Mr. Gladstone asked about the \$1,200 in training for the Rock Werx because it seemed high. He requested that PO SHS-051 totaling \$1,560 be held for further information.

HS Invoices presented by Deb Shaer, PMA:

- Consigli Construction Co., Inc. Requisition No. 045 totaling \$109,846.93 dated 3.12.2024 for the period of January 2024. 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 January 2024 is due fifteen days from today, 3.27.2024 the required submission date to the Town of Sharon for inclusion on the 4.02.2024 SSBC Meeting Agenda. Thus, payment of this Consigli Req. 045 for January 2024 is Wednesday, April 10, 2024.

MOTION by Mr. Gladstone to approve the Consigli Construction Co., Inc. Requisition No. 045 in the total amount of \$109,846.93. Seconded by Tuck. Unanimously approved 8-0-0.

Subcommittee meeting needed for HS project on April 16, 2024.

C. Library Project

1. Project Schedule Update

- Progress since last meeting
 - Steel framing of 2nd level and roof sections
 - Mockup of exterior wall; steel framing/AVB/sheathing assembly in progress
 - Slab base course placement progress
 - Slab provisions in progress; penetrations, floor box outlets
 - Structural steel deck and detailing in progress
 - Steel inspections
 - Topping off beam signature campaign completed. Beam ready to be hoisted in place on left wing.

2. Upcoming activities/milestones

- Steel detailing
- Deck installation
- Steel inspections
- SOD and SOB pours, targeting mid-April

Mr. Hurley anticipated slab pours on week of April 16th. Chair requested any disruptions to the Town be communicated as much in advance as possible and planned with sensitivity to bus schedules, traffic, maybe a police detail. CHA will advise MOCC of this.

Photos of progress were shown.

Architects and engineers were inspecting the assembly of the onsite mockup per Mr. Hurley.

3. Invoices for Review and Approval are as follows:

- **CHA Invoice 74660-11 totaling \$35,000.00 dated 03/01/2024 for previously unbilled balances of negotiated OPM contract fee.** This invoice includes the following backup:
 - CHA Billing matrix supporting the submission of this invoice.

- Current Fee Amount of \$35,000.00 attributed to Construction and Closeout.

MOTION by Mr. Gladstone to approve CHA Invoice 74660-11 totaling \$35,000.00 dated 03/01/2024. Seconded by Ms. Tuck. Unanimously approved 9-0-0. (included Ms. Weinstein)

4. Project Budget Update
 - Budget remains on target

D. DPW – Water Treatment Project

Project schedule proposed by EP:

1. Project Schedule

Contract Documents Available	Thursday, April 11, 2024
Filed-Sub Bids Received	Tuesday, May 14, 2024
*Prelim results available for 5/14 meeting	
General Bids Received	Tuesday, May 28, 2024
SBC subcommittee review & approval	Tuesday, June 11, 2024
Select Board vote on Notice of Award	Tuesday, June 11, 2024
Contract fully executed mid-late June	

Anticipate receiving general bids on May 28, 2024. June 30 deadline for SRF.

Form of contract in bid documents need to be circulated to Town Counsel in preparation to give it to the successful bidder by certain deadline. Mr. Kran agreed it could be provided to Mr. Hooper. Updated draft of 100% will be provided by Mr. Kran. Do it now to be able to execute by a certain date.

Select Board not involved. SSBC is the rewarding authority.

Filed sub bids will be received on May 14 per Ms. Goldberg. Mr. Rice asked if these dates were published. He recommended, assuming contract documents had to be available on April 11, 2024, giving the filed sub-bids three weeks, give the generals two weeks after that. Everybody is prequalified, so either there is a problem with their bid or latest DCAMM statements do not come in and they have to be disqualified, so really no review of bids. He recommended a five-week bidding schedule that will get the general bids open on May 21 and to SSBC on May 28. That gives WTP team a month to get a contract signed. Chair expressed similar and pointed out that main concern was to make sure they have a number of bids, sufficient subs, make sure no gaps where there is a non-bidding trade.

Ms. Goldberg summarized preferences.

Mr. Kran said in his typical experience this was a tight schedule with the adjustments discussed above. SSBC’s expectation for filed sub bids would be just an informational presentation to committee on May 24.

Could have meeting a week earlier for acceptance of GC contract on June 4, 2024.

If bids are due on 21st, want to have subcommittee meeting on 5/24.

Mr. Rice reiterated that the contract’s start date is a hard-set date and SSBC needed council to have time to review the contract. Sub bids do not need to be reviewed. They are already prequalified so no need to give them too much time -- in case something goes wrong.

Discussion of timing and meeting schedules. WTP OAC meetings requested for May 10 and May 24.

2. Cost Estimate

Cost Estimator	Cost Estimate
Keville	\$ 24,636,717.00
TCI	\$ 24,687,325.00
Cost Difference	\$ 50,608.00

The difference was larger than \$50k, but that was the pre-reconciled difference. Chair said the difference in the packet is larger, but they have since been reconciled to get to this point. Ms. Goldberg added that the biggest difference was an overhead and profit that was not aligned with Chapter 149 and now it is.

3. Review and approve execution of Weston & Sampson contract

Contract was reviewed and negotiated between Town Counsel and W&S and is ready to be signed after confirmation of a missing number in Schedule A. The final version was distributed to SSBC members for review.

Mr. Thibault asked if the overall cost is based on TCIs original estimate. Are these numbers in line with what was presented at Town Meeting? Mr. Hooper said he believed so and the big picture related to funding sources. SRF Funding is close to \$25.8M and ARPA funds and MAPA grants can add another \$6 or \$7M at this point. Critical thing is the \$25M of SRF 0% interest, that June 30th date is the schedule driver.

Having done construction loan application, W&S and EP getting official permission to advertise from SRF, and then SRF require a signed agreement by Friday June 28, 2024 per Mr. Kran.

This was always anticipated to be a 149 per Mr. Gladstone. He asked why contract references CM at Risk when contract was always anticipated to be 149. This contract is not the GC contract, it is the OPM contract, so W&S was tasked in overseeing the contractor in their role as OPM, the duties do not change regardless of 149 or 149A. This was the version Town Counsel circulated through chair to W&S and EP, but he would be guessing as to say why.

Mr. Hooper said he will go over with town counsel.

MOTION by Mr. Rice to accept the form of contract as proposed and negotiated by town counsel and authorize the chair or vice chair to execute on behalf of the town in the amount of \$996,000 after confirmation of a missing number in Schedule A. Seconded by Mr. Gladstone. Unanimously approved 9-0-0 (included Hooper).

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

F. Adjournment

MOTION: absent any objection the chair assumed unanimous consent to adjourn.
The meeting adjourned at 7:29 PM.