

Shepaug Building Committee
Minutes of Meeting
March 12, 2018

1. *Call to Order*

Mr. Gregory Cava, Chairman of the Shepaug Building Committee called the meeting to order on Monday, March 12, 2018 at 5:05 PM.

Present were the following:

Committee: Gregory Cava, Chairman, Valerie Andersen, Tony Bedini. Jay Hubelbank, John Kuck, Alex McNaughton
Absent: Robert Horrigan,

Administration: Teresa DeBrito, Director of Curriculum, Kim Gallo, Shepaug Principal, Donald O'Leary, Facilities Manager

Others Present: Charles Boos, Jennifer Mangiagli, Kaestle Boos Associates
Lorel Purcell, O & G Industries

Prior to the start of addressing agenda items, members and invited members of the Building Committee introduced themselves. Tony Bedini was acknowledged as a new member to the committee.

2. *Adoption of Minutes: February 26, 2018*

MOTION: made by Jay Hubelbank, seconded by Alex McNaughton to adopt the February 26, 2018 minutes.

VOTE: in favor: Gregory Cava, Chairman, Jay Hubelbank, John Kuck,
Alex McNaughton

abstain: Valerie Andersen, Tony Bedini.(nor present 2.26.18)

Motion passes (4-0-2)

3. *Discuss Agri-Science Project*

A. *Project Status:*

Chairman Cava reported on the status of obtaining the land use approvals, the wetlands walk around last week and on upcoming commission dates with the Town of Washington. Clarification had been made as to why it would be

necessary to go to the Zoning Board of Appeals (3/15), Planning Commission Mtg. (3/19). Permit Fees had also been mentioned. Greg confirmed with Lorel (O&G) that the next meeting with DAS is scheduled for March 21 and the next meeting with the State would be sometime in April. It had been reported that KBA has sent the Building Plans O&G for estimating and that the Site Plans should be to O&G, for estimating, by the end of the week.

B. Pending Payments:

No pending payments.

Amendment #4 will be on the next meeting agenda it was stated that this is basically cleaning up names within the contract.

C. Signage:

At the request by Jennifer, KBA, signage on the new AgSTEM building(s) had been discussed. Mr. Cava stated that this would be a decision for the Board of Education.

D. Approval of Phase I Documents for submission to the State:

Jennifer spread out a set of Phase 1 documents for committee review. Jennifer noted that the Building Official and Fire Marshall have already reviewed the documents. These are the documents that will be going to the State. Approval of these documents by the Board of Education is necessary.

MOTION: made by Jay Hubelbank, seconded by Valerie Andersen to approve Phase I Documents as presented, to be submitted to the State based on the recommendation of our professionals, O&G and KBA.

Discussion – Requested by Lorel to hold the vote for estimate discussion. Estimates for specific work was reviewed based on information provided by Lorel in handout: *Draft Design Development Estimate-Reconciled, Phase 1 – Select & Building Demolition* dated March 12, 2018.

AMENDMENT: friendly amendment accepted to include: including estimate as presented in document dated March 12, 2018.

Continued discussion.

VOTE: unanimous

Motion passes (6-0-0)

Two forms had been given to Mr. Cava asking to have both the Superintendent and Board Chair, sign those documents.

E. *Authorization for payments of Building Permit Fees:*

MOTION: made by Valerie Andersen, seconded by Jay Hubelbank for the Building Committee to approve payment of Building Permit Fees up to \$15,000.00 for demo and remediation plans.

VOTE: unanimous

Motion passes (6-0-0)

4. *Architectural, KBA*

Jennifer reviewed the Architect's Report which had been handed out. Listed on this handout were dates of upcoming meetings with the different commissions for the Town of Washington. Confirmation of the April date to go the State for Phase 2 is needed. It was confirmed with Dr. Cosentino that she would be available April 11 to go to DAS, Hartford. Also available would be Bob Giesen, Don O'Leary, Greg Cava and Lorel Purcell. Jennifer spoke on the resolution she had received by Debby Bliven which was planned for the March 7 Planning Commission Mtg., but has since been rescheduled to March 19. There is a concern that this resolution is based on the old project and had been given to Janet Hill. Jennifer stated she had sent the KBA copy to Janet Hill. Greg requested a copy so that Atty. Gillette can review it. Application forms and dates submitted had been discussed.

Chairman Cava had requested that Kim Gallo and Teresa DeBrito attend the March 19 Planning Commission Meeting in case educational questions arise. Since the BOE is meeting that same night, Mr. Cava will ask Mr. Amato to amend the agenda so that key people will be able to attend that meeting.

Jennifer asked for clarification on new work including room C17, creating a new room, storage of chemicals, and codes. Kim Gallo and Don O'Leary offered information on those concerns.

Discussion regarding the involvement of the Commissioning Agent.

MOTION: made by Valerie Andersen, seconded by Jay Hubelbank to authorize Kaestle Boos Assc., to start the development of the Construction Document Phase with the understanding that any issues that may come up, be brought back to the Board before any significant amount of work is done.

VOTE: unanimous

Motion passes (6-0-0)

Alt Adds were mentioned and briefly discussed, noting these items would go before the Facility Committee. Chairman Cava addressed the question and gave examples. Don O'Leary shared that items which had had to be removed from the original plans were the tennis courts, graduation stage, maintenance garage and the 2nd sport field. Mr. O'Leary also spoke on information regarding the survey of access to the track.

Jennifer gave a flash to Greg which contained the video of the Walk About, with updates. A link will also be sent to the committee. Mr. Cava stated that this will enable him to share this at the various upcoming meetings. Don reported on his meeting with the local Building Officials and Fire Marshall. Bill Jinx and Tom Osbourne. Jay offered to deliver the set of documents. Code issues by the Fire Marshall were discussed

5. Construction Manager, O&G

Lorel reported that a revised schedule had been sent dated Feb. 27. Lorel reviewed dates that had been updated and stated that future dates would be tweaked as updates are made. A meeting of Design and Development is in the process of being set. April 11? Mentioned was that after the site walk, the Inlands/Wetlands Committee had questions. Brennan, KBA has those questions. Mr. Cava requested a list of those questions and for Janet Hill to be contacted regarding any further questions.

6. Upcoming Decisions: - none

Check list had been reviewed.

Lorel asked the question on the new primaries and if Eversource had been contacted? Don said yes and reported on his conversation with Walt. Don was able to confirm to Lorel that yes, the primary will need to be replaced and that Walt is aware of our timeline.

7. Misc: Video Taping Committee Meetings

The video recording of Building Committee meetings had been discussed. It was agreed by all members to not video meetings. No action taken.

8. Adjournment:

There being no further business, the meeting was adjourned by consent at 7:13 PM.