

Shepaug Building Committee
Minutes of Meeting
January 29, 2018

1. *Call to Order*

Mr. Gregory Cava, Chairman of the Shepaug Building Committee called the meeting to order on Monday, January 29, 2018, at 5:03 PM

Present were the following:

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

Administration: Patricia Consentino, Superintendent, Robert Giesen, Director of Finance and Operations, Donald O'Leary, Facilities Manager

Others Present: Jennifer Mangiagli, Luke McCoy, Kaestle Boos Assc.
Lorel Purcell, Mark Jeffko, O & G Industries

2. *Adoption of Minutes: January 8, 2018*

MOTION: made by Jay Hubelbank, seconded by Alex McNaughton to adopt the minutes of January 8, 2018.

VOTE: in favor: Greg Cava, Jay Hubelbank. Alex McNaughton
abstain: Valerie Andersen, Rob Horrigan. Not present Jan. 8.

motion passes 3-0-2

3. *Discuss Agri-Science Project*

A. *Project Status:*

Mr. Cava shared that at the January 22, 2018 BOE meeting, the Board had approved the motion granting full authority to the Building Committee to expend up to \$32,871,972.00 for the AgSTEM and Science Lab building projects. Mr. Cava said that he will keep the Board updated with progress on the project. There was reference to the Board of Education meeting, January 22, 2018 regarding discussed contingencies by the Board.

B. *Pending Payments: No Report*

C. Commissioning Agent Contract Progress:

Mr. Giesen reported that the Region has the contract and it is ready for a signature. Mr. Cava believes that Anthony Amato, Chairman of the Board of Education should be the person signing the document. Mr. Cava is in receipt of the contract and said that he will obtain Mr. Amato's signature, returning the signed contract to Mr. Giesen.

4. Architectural – Jennifer Mangiagli, KBA reported.

A. Report:

Jennifer began her report by briefly speaking on the amendments to their contract. Jennifer reported that she, Lorel Purcell and Kim Gallo had met to discuss the temporary construction. Also being reported on was that the meeting with the Science Department Chair, Scott Werkhoven, went well. Chemical storage is still being discussed with Mr. O'Leary stating he would speak with the Science Dept. and work on what and where storage is needed. Jennifer mentioned that she would like to have a Design Team meeting which will involve the Commissioning Agent. Jennifer stated to do so she will need a date so as to when to set up the meeting. Also mentioned, that a site plan needs to be reviewed and Jennifer would like to have a meeting with Kim and Don. The Permitting Schedule will be updated. At this point in the report, Mr. Cava shared information regarding an easement to the power company under the power lines (old logging road), off of South Street that is adjacent to the school property on the Roxbury side which will be south of the proposed horse turn out area. This easement is on school property however the power company has put up a gate with lock. Mr. Cava suggested that the survey and plans are checked so that this easement does not interrupt planning and that adding a sidewalk around the gate be considered.

B. Add/Alternate Items were discussed.

Mr. O'Leary reported on items. Examples were given and contingencies for such items (e.g.: maintenance shed, graduation stage) were discussed as to being planned for in the budget and where in the budget they would be found..

C. Schedules:

Jennifer stated that there will be a revised Pre-Construction Schedule showing revised permitting dates.

5. Construction Manager – Lorel Purcell, O&G

A. *Report:*

Lorel reported that there had been a meeting as to work that needs to be done. Lorel stated that with O&G's MEP Coordinator (mechanical, electrical and plumbing) she, the coordinator and Don will surgically go into the building and find electrical panels to determine if any existing electrical panels in areas that are to be removed affect areas not being renovated and to provide power to those areas that are affected that are not part of our renovations.

Mr. O'Leary made mention of moving art room storage, including relocation of the kiln and also the idea of putting up a temporary wall between Graphics and Robotics. Noted that the art room storage, kiln and divider wall had not been part of the original Scope of Work or the design package. The work had been included in the budget but has to be treated as a separate phase. Lorel would like to have a PCR (Pre-bid Conformance Review) meeting with the State for this work, referred to as Phase 1, on March 20, 2018.

With the hopes of the PCR meeting being March 20, it was emphasized that it is necessary for prior meeting dates to happen before going to the State. What will be needed for this meeting are, all drawings and specs need to go to the Building Committee for review, to the BOE for approval and all documents must be signed, sealed and dated prior to March 20. Also stated, the abatement will be a part of this meeting as well and that Fuss & O'Neill have done all they need to do.

B. *Hazardous Materials Abatement Bidding/Contract Discussion*

Lorel commented that O & G will be putting the bidding out. Lorel also reported on the process and work O&G will be doing.

C. *Schedules:* No Updates

Washington Planning Approval for Local Planning Commission to act on CGS 8-24

Mr. Cava questioned the CSG-24. Mr. Giesen confirmed that Region 12 is a legal municipality, thus why this process will be necessary. Mr. McCoy, KBA, discussed the need for obtaining Washington Planning approval for the Local Planning Commission to act on CGS 8-24. Clarification was made by Luke as to how schools fall into the CGS 8-24 and that this is due to bonding. Luke stated that KBA has requested attending the March 7, 2018 meeting.

Mr. Cava referred to the updated analysis he had emailed to the committee, Jan. 29, 2018, regarding 2 pending amendments to the KBA (Kaestle Boos Assc.) contract. Discussion on the amendments, work completed and prices. Mr. Cava stated he was looking only for the

approval of the two amendments. With reference to the Building Committee meeting date of May 8, 2017, Mr. Cava continued explaining the contents of the amendments. The design and permitting areas in the amendments were questioned with clarification given. Discussion on additional charges. Conversation on the contract date and the completion date. Mr. Cava stated he brought it to the attention of KBA that due to the delay by the State, the completion date would need to be changed and would now be December 2019 or January of 2020. The letter in Mr. Cava's email dated January 15, 2018 had also been referenced. Continued discussion on amendments. Mr. Giesen handed out information showing the description of charges, the cost and from where the monies would be covered. Other minor changes to be made in the contract were listed by Mr. Cava.

MOTION: made by Jay Hubelbank, seconded by Rob Horrigan to approve amendment one and amendment two as listed in the email from Greg.

VOTE: in favor: Valerie Andersen, Greg Cava, Rob Horrigan, Jay Hubelbank.

opposed: Alex McNaughton

motion passes (4-1-0)

Additional charges were discussed. Also conversation on perspective closing dates of the project. Discussion with questions were addressed to KBA (Luke, Jennifer), and O&G (Lorel, Mark).

MOTION: made by Jay Hubelbank, seconded by Valerie Andersen to approve services, pending invoices which haven't been submitted yet, requesting KBA to revise the contract date to March 1, 2020.

VOTE: Chairman ruled that the motion was out of order.
No vote taken on the motion

Discussion pertaining to the date in the motion continued. It was verified that the Commissioning Agent Contract would also reflect the date change. It was stated that an amendment to the contract is needed prior to a date change. It had been requested to agree to the payments, then go back to the amendment, and any contract changes, with voting at the next scheduled meeting.

6. Adjournment

There being no further business, the meeting was adjourned by consent at 7:17 PM.