

Shepaug Building Committee  
Minutes of Meeting  
February 12, 2018

1. *Call to Order*

Mr. Gregory Cava, Chairman of the Shepaug Building Committee called the meeting to order on Monday, February 12, 2018 at 5:04 PM.

Present were the following:

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

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

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

2. *Adoption of Minutes: January 29, 2018*

**MOTION:** made by Rob Horrigan, seconded by Alex McNaughton to adopt  
the January 29, 2018 minutes.

**VOTE:** in favor: Gregory Cava, Chairman, Valerie Andersen,  
Robert Horrigan, Alex McNaughton  
opposed:  
abstain: John Kuck. Not present Jan. 29, 2018

motion passes (4-0-1)

3. *Discuss Agri-Science Project*

Jennifer reported that the Equipment Grant had been submitted. The Grant had been approved and passed on. Jennifer continued stating that Kostas, DAS, had suggested rolling it on top of the current Grant, rather than requesting a separate Grant. Question of the exact dollar amount for equipment was raised, \$1.6 million? While discussing dollar amounts, it had been noted that until bids are received, the exact dollar amount of the project is not known, but the project has been approved for spending up to \$32,871,972.00. Operating cost and budgeting of monies was discussed. Temporary science classrooms and relocation of the kilns were also discussed.

Mr. Cava confirmed that the contract for the Commissioning Agent has been signed and returned. The Region is now awaiting the contract return from the Commissioning Agent with their signature.

#### 4. *Architectural Report* – Chuck, Jennifer, KBA

Contract amendments were discussed. Greg stated that amendment number #1 has been signed. Mr. Cava was awaiting the original to amendment #2 so that he could have Anthony Amato, BOE Chairman, sign the document. Envelopes provided to Mr. Cava prior to the meeting contained such document. Mr. Boos explained the difference in the amendments. Amendment 1 pertained to T2, Amendment 2 pertained to Martinez & Couch for traffic and septic studies. Surveying was briefly mentioned. Amendment #3, after review by the committee, will be voted on at the next scheduled meeting, including voting on a date change to the contract.

It had been requested that Mr. Boos submit any outstanding and current bills prior to the next meeting so that invoices could be reviewed and acted on.

Mr. Boos stated that permitting is on schedule. Next to be finished will be Design and Development in time for O&G to schedule a meeting with the State. Estimated finish date is mid-March.

Jennifer reported on the site plan meeting that had taken place prior to tonight's meeting. This meeting included Don O'Leary, Kim Gallo, Officer Alenckis and Matt Perachi. It was stated that this meeting was very productive. A site plan presentation is possible for the Feb. 26<sup>th</sup> meeting. Add Alternates and needs were reviewed. Chuck requested a program for the discussed garage by Don so that he could put a cost to the building. It was decided that the need for a garage would be brought to the Facility Committee, but Mr. Boos stated that they would site it. It was voiced that the north end of the building will need to be vacated this summer.

Jennifer brought it to the committee's attention, that because of the project and State inspection, the State may audit the premise for accessibility and ADA (Americans with Disabilities Act) Code Requirements and Title IX.

John Kuck left the meeting at 6:10 pm

There was discussion as to the roadway grading, accessibility and how this area was just out of the scope of the previous surveying. Chuck stated that KBA would take care of that at no additional cost to at least solve the problem graphically. Roofing and HVAC were mentioned. It was thought best to bring this to the Facility Committee first.

Jennifer commented that she needs to set up a Team Meeting to include the Commissioning Agent. Mr. Cava followed by saying the contract had been sent, they should be in receipt of it and he was ok with Jennifer calling to try to set a date.

5. *Construction Manager Report* – Lorel, O&G

Lorel reported that there had been meetings at the school February 8 involving Fuss & O’Neill to go over hazardous materials and abatement. Lorel reported on the meeting, including work planned, timeline and bidding. The importance of obtaining the proper Board approvals and signatures within the timeframe had been stressed. Board and committee meeting dates were reviewed. March 12 was set as the target date to obtain approval and signatures.

There was conversation regarding the mechanical and electrical systems. Possible obstacles were also reviewed. October 1<sup>st</sup> is a possible start date for O&G and at that point in time, the back entrance door nearest the pool will no longer be accessible.

Bid documents and the EDO42 were mentioned. Town Offices will need to be contacted as well as obtaining the Boards approval. Don had offered to speak with local offices to pave the road prior to Jennifer contacting them. (Fire Marshall, local Building Official, Health and Sanitation Director and the local 504 Official)

Lorel does have a preconstruction schedule but one area needs to be updated before it is shared.

6. *Misc:*

The video taping of future Building Committee Meetings was opened up for discussion. Discussion will be continued to the next meeting.

REMINDER:

The next meeting, February 26, will be at 5:00, Booth Free School, in the Art Room

5. *Adjournment:*

There being no further business, the meeting was adjourned by consent at 7:07 PM.