

# SHEPAUG BUILDING COMMITTEE

## MINUTES OF MEETING

March 22, 2016 at the Shepaug Valley School

### 1. *Call to Order.*

Mr. Gregory J. Cava, Chairman of the Shepaug Building Committee called the meeting order on March 22, 2016 at 6:01 PM.

Present were the following:

- Committee: Gregory J. Cava, Chairman, Rebecca Devine, Robert Horrigan, John Kuck, Sydney Worobel. Alex McNaughton was absent.
- Administration: Patricia Cosentino, Superintendent, Donald O'Leary, Facilities Manager, I Kim Gallo, SVS Principal
- Others Present: Charles Boos, Ron Bathrick, Benjamin Monroe, and Jennifer Mangiagli, all of Kaestle Boos Associates, Inc., project architects, Ken Biega of O&G Industries, the proposed Construction Manager, Marc Picton, Chris Charles, and Peter Armstrong of the Sustainability Committee of the Washington Planning Commission

### 2. *Adoption of Minutes.*

- a. Motion made to adopt the Minutes of February 1, 2016 by Ms. Devine, Seconded by Mr. Kuck, and approved by a vote of 3 in favor (Cava, Kuck and Devine) 0 opposed and 2 abstaining (Horrigan and Worobel).**
- b. Motion made to adopt the Minutes of February 4, 2016 by Mr. Cava, Seconded by Mr. Kuck, and approved by a vote of 2 in favor (Cava and Kuck) 0 opposed and 3 abstaining (Devine, Horrigan and Worobel).**

### 3. *Status of CM Contract*

Mr. Cava updated the Committee on the status of the contract for the Construction Manager in that drafts have been circulated and are being negotiated.

### 4. *Discussion of the AgSTEM Project*

- a. Mr. Cava led a discussion of the relationship between the Building Committee (BC) and the AgriScience Committee (ASC). The ASC has jurisdiction over the program and curriculum issues and the BC has jurisdiction, exclusive jurisdiction over the facilities and construction. Mr. Cava requested that he and Mr. O'Leary, on behalf of the BC be the sole source of contact with the project design professionals and that all program requests for facilities be channeled through BC.

b. Mr. Cava led a discussion of the design process and the need for obtaining broad input of the Agriscience Committee members, faculty, building leaders, and others with valuable input so that once implemented, the facilities properly support the educational mission. We expect those with input will attend future BC meetings to educate the BC on program needs.

c. Messrs. O'Leary and Boos led a discussion of immediate need related to site drawings and other diligence to move the project forward. The first order of business is to engage a land surveyor in order to complete base line survey information on which all architectural and site plans will be based. Surveying work has been done by T. Michael Alex in the past and only requires completion so it was determined it made more sense to go sole source.

**Motion to approve the expenditure of \$5,425.00 and to engage T. Michael Alex pursuant to a written proposal a copy of which is spread upon these minutes to complete surveying made by Ms. Devine, seconded by Mr. Kuck and unanimously approved.**

In order to complete the survey, it will be necessary to flag wetland soils so the flags can be surveyed. There was no quote provided but rather than hold up the surveying process until the next meeting:

**Motion to approve the expenditure of up to \$2,000 to obtain the services of a soil scientist to flag the wetlands to be reviewed and approved by Mr. Cava on behalf of the Committee made by Ms. Devine, seconded by Mr. Kuck and unanimously approved.**

Next, it will be necessary to obtain test borings and a geotechnical study of the site in order to obtain reliable construction bids and minimize the necessity of change orders based on later-discovered site conditions. The Committee reviewed three bids for services, copies of which are spread upon the minutes of this meeting.

**Motion made to approve the expenditure of \$17,000 for the services described (with any additional services requested by the BC to be charged at \$170/hour portal to portal) and to engage the services of Dr. Clarence Welti, P.E., P.C., the low responsible bidder made by Mr. Horrigan, seconded by Mr. Kuck. During discussion of the motion it was determined we should also have a per boring fee specified. In order not to delay the performance of this work, an amendment was offered and accepted by the movant and seconder that a per boring price be obtained subject to the approval of Messrs. Cava and Kuck acting jointly on behalf of the Committee. As amended, the motion was unanimously approved.**

Mr. O'Leary indicated he would work out a schedule for drawing reviews prior to the next BC meeting.

##### *5. Sustainability.*

Mr. Cava turned the floor over to the representatives of the Sustainability Committee of the Washington Planning Commission for a presentation on sustainability and suggestions for improving the project from a sustainability standpoint. Following the presentation a

discussion of sustainability issues ensued and Mr. Boos and his staff made a presentation of the LEED Silver standards and how the project elements exceeded the minimum requirements for LEED Silver missing only two elements that were either impractical or impossible to meet because of the nature, scope and constraints of the project and the site.

*6. Bidders List*

Mr. O'Leary indicated he has received inquiries from persons interested in bidding on elements of the project. As discussion of a bidders list ensued and it was the consensus that Mr. O'Leary should turn over all inquiries to the CM once the contract is finalized.'

*7. Upcoming Decisions.*

There was a brief discussion of upcoming decisions. The impediment to obtaining a critical path list is the need to have a CM engaged.

*8. Adjournment.*

There being no further business to come before the meeting, it was adjourned by consent at 8:10 PM.