

Shepaug Building Committee
Shepaug AgriScience & Science Lab
April 19, 2021

Call to Order

Mr. Gregory Cava, Chairman, of the Shepaug Building Committee, called the E-Meeting to order on Monday April 19, 2021 at 10:00 am.

Present were the following:

Committee: Valerie Andersen, Tony Bedini, Gregory Cava, Jay Hubelbank, John Kuck, Alex McNaughton

Administration: Megan Bennett, Superintendent; Nicole Grant, Director of Finance; Kim Gallo, SVS Principal; and Don O’Leary, Director of Facilities

Others Present: Tim Chan, Mark Jeffko, O&G.
Charles Boos, Jennifer Mangiagli, Kaestle Boos
John Buonaiuto, BOE
Jim Brinton, Washington First Selectman
Joan Lodsins, Washington Community Member

Prior to going into Executive Session a video, produced by Ben Allen, which highlighted the use of the barn arena by Little Britches was shown. This gave the committee an opportunity to see how the community is able to take advantage of the use the facility.

Executive Session:

MOTION: made by Jay Hubelbank, seconded by Valerie Andersen to enter into Executive Session at 10:04 am for discussion of legal advice and services concerning strategy and negotiations with respect to pending claim(s) regarding Agriscience and Science Lab construction projects and consideration of action to enforce or implement legal relief or a legal right regarding Agriscience and Science Lab construction projects, inviting Superintendent Bennett, Nicole Grant, Don O’Leary, Kim Gallo, and John Buonaiuto

VOTE: Unanimous, motion passes 6-0.

11:00 am - return to regular session.
John Kuck exited Zoom

Approval of Minutes

MOTION: made by Alex McNaughton, seconded by Tony Bedini to adopt the March 29, 2021 minutes. With amendment, Valerie Andersen and John Kuck were both present.

VOTE: Unanimous, motion passes 5-0.

Chairman's Report: no report this meeting

Critical Path:

Tim Cham stated that at the moment there is only the panels. He is awaiting lead times from the manufacturer, metal supplier. Mark Jeffko explained that O&G will be getting the (2) panels directly and explained the process he is going through. At the moment there is no estimated time of delivery but will let Sue Haverly know so that information can be passed on to the committee. Discussion.

Facility Manager Report: no report this meeting.

Construction Manager's Report:

Tim reported that they have been trying to assist in finding out what is happening with the water supply and the copper issue. The summary of work document, which had been shared with the committee, was referenced. Tim spoke on the next steps being taken. Questions on scenarios to solving the water issue were discussed. It was verified that through testing, the lambs and the sheep did have elevated copper levels in their liver. Areas of water concern had also been discussed such as water bowls, pig stall areas have elevated levels, as well as other areas within the barn. Tim added to the conversation stating that electrical has not been ruled out just yet as a cause. Superintendent Bennett posted a report which showed the testing results in different areas of the barn. Tim will be on site Wednesday with an engineer to do a walk through. Chairman Cava asked that as soon as the report is available that it be sent to Sue who will share with the committee. Chairman Cava also inquired as to when there will be information as to the work being done and the responsible party paying for the work? Mark added that it depends on the engineers report and contract documents as far as if anything deviated from the documents and what purchases made.

Tim spoke on the last of the punch list items which were also included in the packet. Range hood temperature sensors were reported on. It had been suggested that a time delay be added to the motor starter. Don O'Leary also reported on this stating that after speaking with the technician, it was indicated that an on/off switch could be installed and used as a light switch is. When in use the switch is on and off when not in use. Don explained how this system would work. Teacher and administration information on the system, will take place at a future date.

Superintendent Bennett reported that the ranges in the kitchen, now have the proper valve for propane hookup and is being used on a daily basis.

Scope items, Tim reported that he is waiting for information from RZ who were on site last week. This will determine what needs to be done and who will be doing the work. Example if the Region would like to take this on. Tim is waiting for pricing on the ice guards from the contractor.

A landscaping walk through will take place this Thursday at 10. This will be the outside areas only. To include Tim Chan, Brennan White, Chairman Cava, and Don O'Leary. Chairman Cava stated that his goal is to have a report to recommend accepting to the committee by June, possibly in May. Chairman Cava asked that if any committee members would like to be part of the walk through to please let him know as he would like to avoid having a quorum, which would require a posted meeting.

Discussion on the screen doors followed. Chairman Cava commented to Tim that it is his understanding materials will be in later than expected. Now into the third week of May. Gaps in the doors, pricing is out with the pricing of the ice guards as that work will be done at the same time.

Architectural Report:

Jennifer Mangiagli reviewed the Architect's Report dated April 16, 2021. Jennifer did clarify the testing invoice from TestConn stating this is for moisture testing that the Building Committee requested for the slabs at the barn. The testing was done to correspond with the upcoming decision/decision on flooring to be put down. Jennifer stated that she has concerns about the committee paying for those tests since she had not had reports of testing done during construction, which said the contractor owed by contract. This testing was done 3rd party, TestConn. Jennifer voiced her opinion as to how had testing been done prior to construction, those results would have been helpful. O&G believes the Bldg. Comm. should be responsible for the fee so there is a difference of opinion. Chairman Cava responded. Mark stated that he did not believe there was a moisture issue at the time, thus no testing was done and they have not had a chance to speak with Mackenzie. Kim Gallo added that comments of a moisture issue had been stated many times previously and that the Region has done everything requested. Chairman Cava asked to have the minutes reflect that the moisture issue at the barn has not been resolved. Tim stated that they had done testing on areas to help identify products that could be used.

Jennifer commented on the change order regarding changes to the fume hood, Science labs. Jennifer shared that she and Tim have had discussions as to what had been installed and was it as per contract and why additional changes are required. Jennifer stated that she stands by

the KBA specifications which require adjustments to the exhaust fans/fume hoods to meet the testing requirement, ASHRAE. Stating that she feels these changes are required by the specifications. Also a retesting of the hoods had also been required by the specifications. DeRienzo and Scope should be coming in to do this work as part of their contract. Tim clarified the work has been done and they need not be called back. Tim stated that although balancing adjustments are part of the contract, these are beyond the contract. O&G feels the amount of adjustments needed for performance are above and beyond typical balancing. Discussion.

Continuing with her report, Jennifer gave a status on the water/copper issue and that KBA is not working on that but is involved with discussions. An update was also given on the freezing pipes. A report has been received from RZ and a proposal will be submitted to O&G. Due to the continuing copper issue, it had been suggested to wait on the heat tracing in case it is related electrically.

Reminder of the site meeting Thursday at 10a.m., landscaping.

Floor finish status, KBA is awaiting a decision by O&G and the Owner. KBA has put out a recommendation.

Change Orders:

No action will be taken at this meeting on PCO's P2-232, or 233.
PCO P2-231 will not have any future action taken.
There is no decision yet on the ventilation for the finishing room.

Pending Payments, Contractual Cost:

The committee was in agreement to postpone consideration of Test Con Inc., invoice #11013 dated March 17, 2021 in the amount of \$1,038.00 as this is part of the floor issue.

Other Matters:

Mark Jeffko stated that what had been discussed was that O&G would absorb the cost of refinishing the floors with a nonslip epoxy floor finish in lieu of removing the discolored concrete from the exterior sidewalks. Mark reported on his conversation with the concrete contractor. Mark also shared that anything structural or code related associated with the sidewalks would be addressed. Mark spoke on flooring products and that he is working with Mackenzie Painting & Flooring. Flooring at Suffield High School, in their barn, had been discussed. Mark shared that Sherwin Williams had bought out the product line owned by Tenant which Suffield had used. Areas being finished would be the shop areas, barn and greenhouse. Areas not included in the refinishing of the floors are the electric and sprinkler rooms. Diagrams of the project floor plans were shown which pointed out the areas to be refinished. Chairman Cava had asked that a facility be visited to actually see and walk on a

floor using the Sherwin Williams product. Chairman Cava stated that samples of flooring need to be seen as well as needing to speak with council before agreeing to the sidewalk/flooring proposal. Discussion. It was with the majority of the committee Chairman Cava, Tony Bedini and Alex McNaughton to move forward in working out an agreement with O&G. Stating reasons, Valerie Andersen was not in favor of this. Mark suggested a possible visit to Valley Transit in Derby.

As to cleaning the floors, most floors can be power washed and doors opened or drains used. Don O'Leary mentioned the drains in the greenhouse attached to a 3500 gallon waste water tank, which when tested has little trace of fertilizer. Don stated there is a significant cost to pumping out the tank and thought it more desirable to plug up the two drains in the greenhouse and used that water to go into the garden by means, for example of a shop vac. Don stated otherwise the 3500 gallon tank will be filling up constantly and with every pumping, testing on water needs to be done. Don will investigate possibilities other than a holding tank.

Checklist:

Most items have been removed.

Adjournment:

There being no further business, the meeting was adjourned by consent at 12:32 pm

Note: Jay Hubelbank was present for the entire meeting but was unable to actively participate.

Next scheduled meeting is May 10, 2021 10:00 a.m. Zoom

SH/April 2021