

**Greenwich Board of Education
Minutes of the New Lebanon Building Committee Meeting**

DATE: Wednesday, March 13, 2019
TIME: 6:30 - 8:15 pm
LOCATION: 25 Mead Ave, New Leb. School cafeteria

Committee Members Present:

Stephen Walko - Chairman
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen
Jake Allen
Dean L. Goss via phone

Absent: Bill Drake - Vice Chairman (BET)
Peter Bernstein (BOE Chair)
Brian Harris

Ex-Officio Members Present:

Nick Macri (P&Z)
Absent: Will Schwartz (DPW)
John Toner (Selectman)
Christina Downey (RTM)

Others Present:

Jesse Saylor (TSKP Studio)
Jae Chu (Gilbane-Project Engineer)
Dan Phillips (Gilbane-Project Manager)
Chris Cykley (CSG-Clerk-of-the Works)
Klara Monaco (NL Assistant Principal)
Barbara Riccio (NL Principal)
Lori O'Donnell (BOE-COO)
Ralf Mayo (Acting Superintendant)

1. Call the meeting to order

- a. The meeting was called to order by Steve Walko at 6:30 pm.

2. Update from Chairman

- a. Steve Walko asked the professionals to comment on 'Day 2' issues including the display cases. Mr. Walko asked Gilbane if they had started yet. Dan Phillips replied that they had. The 'Day 2' Items are those outside of the scope of work. Mr. Phillips said there were 420 Punch List items including the items identified by TSKP Studio and other professionals. Mr. Phillips said the complete Punch List would be ready for the AOC meeting on Monday.
- b. Nick Macri asked Barbara Riccio "How are things going". Ms. Riccio said the children loved the school, it was clean, quiet and created a more disciplined atmosphere that the children responded to.
- c. Clare Kilgallen asked if anyone in the district could spare a photocopy machine until an electrical issue was resolved. After a discussion concerning the electrical issue including cost implications and options for borrowing a copy machine, Barbara Riccio said it was acceptable to wait until the Spring break when the required electrical work would be completed.
- d. Steve Walko informed the committee that there has been claims by two contractors, Ferguson and Action Air, and potential exposure. Mr. Walko said the claims totaled \$560,000. for additional labor and materials and the work could be considered In-Scope or Out-of-Scope. He discussed the process and said Gilbane will meet with the contractors if the work is In-Scope and TSKP Studio if it is Out-of-Scope. He added if it is Out-of-Scope work it could go to mediation, but Gilbane would meet with the contractors first to try to resolve the issues before it went to mediation. Mr. Walko said the Town attorney was reviewing these claims and noted there maybe a time frame involved.

3. Update by Gilbane

- a. Dan Phillip requested that the building be open on Saturday to allow the contractors to address the 'Day 2' and Punch List items. Mr. Phillips added that except for a few items, the work could be accomplished during the week. Steve Walko responded that in an effort to keep on budget it would be best to wait to do the work during the April school break so as to not interrupt the educational programs. Mr. Walko added that the start-up and set-up would be disruptive.
- b. Dan Phillips outlined a quote for the pulling a new 220 Volt electrical line at \$2 - 4,000. during premium time. Steve Walko asked Gibane to find out what it would cost to do the work not during premium time.

4. Update by CSG

- a. Chris Cykley said there was \$1.681. left in the contingency, not including \$250,000. for the playground equipment or Out-of Scope items. The remaining items are trees & landscaping, sprinklers for the irrigation system, any unforeseen soil contamination, asbestos, window shades, security blinds and claims.
- b. Chris Cykley discussed the State monthly draw-down for application #5. Mr. Cykley also said the playground and other equipment is ready go out to bid now.

5. Update by TSKP Studio

- a. Jesse Saylor handed out a proposal for a Third-Party Code Review of the Playground/other equipment drawings and specifications as requested by the Office of School Construction Grants by Pierz Associates. **A motion was made by Jake Allen and seconded by Dean Goss to approve the services of Pierz Associates to conduct a Third Party Code Review for the Playground and other Equipment drawings and specifications dated March 11, 2019 for the cost of \$3,600.00.** A vote was taken and the motion passed with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- b. Jesse Saylor made a presentation of the four options for the interior security shades and explained how they would operate during a lockdown. Mr. Saylor said the estimated cost was \$300. per door with sitelite and noted there was 46 interior doors. He said the District standard was Option A and that TSKP Studio thought this was the best option. Patricia Kantorski asked what the lockdown prodigal was for the gym or cafeteria. Mr. Saylor answered that anyone in those spaces would go into a nearby classroom. Ms. Kantorski commented that perhaps the Media Center could be handled the same way. Steve Walko asked if the Bid could go out for the Classrooms now and the Media Center later once the best option is determined for this atypical condition.
- c. The committee discussed the Langan Proposal for providing abatement/remediation project monitoring services and as presented by TSKP Studio. **A Motion was made by Jake Allen and seconded by Dean Goss to approve the services of Langan for Hazardous Building Material Abatement/Remediation Monitoring Services as proposed August 2, 2017 for a Not-to-Exceed cost of \$91,600.00, subject to confirmation by TSKP Studio.** A vote was taken and the motion passed with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.

6. Discussion & Vote on Invoices and/or Change Orders

- a. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Special Testing Laboratories, Inc. Invoice #32979 dated February 28, 2019 for the amount of \$6,585.00.** A vote was taken and the motion passed with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- b. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Special Testing Laboratories, Inc. Invoice #32930 dated January 31, 2019 for the amount of \$2,915.00.** A vote was taken and the motion passed with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- c. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve CES's Invoice #18 dated February 28, 2019 for the amount of \$4,567.75.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- d. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve CSG's Invoice #15 dated March 11, 2019 for the amount of \$30,437.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- e. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Gilbane's Construction Requisition #15 dated 3/6/19 for the period from 2/1/19 to 2/2/19 for the amount of \$537,446.17.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- f. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Meyer Invoice # 220-004800 dated 2/28/19 for the amount of \$34,493.50.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- g. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Meyer Invoice # 220-005429 dated 2/28/19 for the amount of \$643.50.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- h. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Interscape Invoice # 4066 dated 1/30/19 for the amount of \$24,897.78.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- i. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve School Furnishings Invoice # 27504 dated 10/31/18 for the amount of \$596.70.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- j. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve School Furnishings Invoice # 27481 dated 2/25/19 for the amount of \$421.89.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.

- k. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve School Furnishings Invoice # 27498 dated 2/25/19 for the amount of \$2,212.65.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- l. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve School Furnishings Invoice # 19-15359 dated 2/28/19 for the amount of \$283.74.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- m. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Insalco Invoice # 7938 dated 1/28/19 for the amount of \$119,461.06.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- n. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Insalco Invoice # 7940 dated 2/5/19 for the amount of \$6,262.23.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- o. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Insalco Invoice # 7953 dated 2/15/19 for the amount of \$28,643.07.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- p. Jesse Saylor presented TSKP Studio's Invoice #32 dated 3/4/19 for the amount of \$51,334.89. Mr. Saylor explained the amount included 100% of the architectural fee, except close-out, and additional services. Steve Walko asked TSKP Studio to come back to the committee with a comprehensive plan explaining the additional fees. **A Motion was made** by Jake Allen and seconded by Patricia Kantorski **to approve TSKP Studio's Invoice #32, not including the additional fees, dated March 4, 2019 for the amount of \$40,534.89.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- q. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the following Out-of-Scope (Owner Contingency) Items:**
- A.) ATP #125 for SI-027 Interior Paint Colors & RFI-510, dated 3/13/19 for the amount of \$5,050.00.
 - B.) ATP #137 for CAT6 Cable from existing to new, dated 3/13/19, for the amount of \$3,805.00.
- A vote was taken for each item and the motions were each approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- r. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the following In-Scope (CM Contingency) & GMP Allowance Items:**
- C.) ATP #112 Ferguson Additional manpower in gym, dated 3/13/19 for the amount of \$18,340.00.
 - D.) ATP #131 for Snow melt electrical, dated 3/13/19 for the amount of \$22,411.00.
 - E.) ATP #143 for Premium Time Pt6, dated 3/13/19 for the amount of \$14,702.00.
 - F.) ATP #138 for Additional Laborers, dated 3/13/19 for the amount of \$70,562.00.
 - G.) ATP #142 for

Replaced damaged ceiling, dated 3/13/19 for the amount of \$1,716.00.

H.) ATP #140 for Misc. tasks, TCO Requirements, dated 3/13/19 for the amount of \$21,739.00. A vote was taken for each item and the motions were approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.

- s. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve additional costs for the school security guard of Not-to-Exceed \$20,000.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- t. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve additional costs for the school Opening Day supplies for the cost of \$279.84.** (this cost is to be reimbursed to Clare Kilgallen) A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.
- u. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve additional costs for the school Opening Day tee-shirts for a cost of \$1,840.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Peter Bernstein, Bill Drake and Brian Harris were absent.

7. Approval of Meeting Minutes

- a. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the Minutes of Meeting for January 9, 2019.** The motion was approved with a vote of 5-0-0. Peter Bernstein , Bill Drake and Brian Harris were absent.
- b. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the Minutes of Meeting for January 24, 2019.** The motion was approved with a vote of 5-0-0. Peter Bernstein , Bill Drake and Brian Harris were absent.
- c. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the Minutes of Meeting for February 6, 2019.** The motion was approved with a vote of 5-0-0. Peter Bernstein , Bill Drake and Brian Harris were absent.

8. Discussion of Next Steps

- a. This item is addressed under other headings.

9. Adjourn

- a. The meeting was adjourned by Steve Walko at 8:15 pm.