

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

**DATE:** Wednesday, June 12, 2019  
**TIME:** 8:00 - 10:05 am  
**LOCATION:** BOE, Staff Development Room

**Committee Members Present:**

Stephen Walko - Chairman  
Bill Drake - Vice Chairman (BET)  
Patricia Baiardi Kantorski - Clerk  
Peter Bernstein (BOE Chair)  
Clare Kilgallen  
Jake Allen  
Brian Harris  
**Absent:** Dean L. Goss

**Ex-Officio Members Present:**

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

**Others Present:**

Jesse Saylor (TSKP Studio)  
Karrie Kratz (Gilbane-Project Executive)  
Jae Chu (Gilbane-Project Engineer)  
Chris Cykley (CSG-Clerk-of-the Works)  
Barbara Riccio (NL Principal)  
Lori O'Donnell (BOE-COO)  
Dan Watson (DOF-BOE)

**1. Call the meeting to order**

- a. The meeting was called to order by Steve Walko at 8:00 am.

## 2. Update from Chairman

- a. Steve Walko commented that a couple (4-5) additional trees then originally planned were taken down because they were diseased. Mr. Walko questioned why it was a building committee's expense if they were diseased anyway and it should be a town issue and payed for by the P & R budget. Brian Harris asked if the problem occurred as a result of the construction. Mr. Chu said it did not. Steve asked if it was a reimbursable expense. In addition, the tree warden suggested changes including planting native species, to the original tree plan which was already signed off on. Brian Harris suggested swapping certain varieties and calipers with ones that are more durable. Jesse Saylor said the project landscape architect found the changes acceptable. Mr. Saylor also said any changes to the approved plan would need to be reviewed by the P & Z. Mr. Walko noted the P & Z approval should be done by the tree warden. Mr. Harris suggested the caliper of the trees to be planted on the ledge be reviewed.
- b. **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to authorize changes as suggested by the tree warden and be implemented contingent on the cost, obtaining Town approvals and signed off by the project architect.** The motion was approved with a vote of 7-0-0. Dean Goss was absent.
- c. Steve Walko said his understanding is that the construction of the new school has improved the wetlands. The town has commented that the number of trees is too dense for a wetland and would need an additional review. Mr. Walko noted that the project need a sign-off now, but the town will not take action until they have more information.
- d. Steve Walko said the school administration has requested twenty seven child size chairs for the Music Room. He said the cost for the chairs would be \$2,581.20 and could be expedited for an additional \$600.00. Barbara Riccio said the existing adult chairs were not needed elsewhere in the school and that it would be acceptable not to expedite the order. **A Motion was made** by Clare Kilgallen and seconded by Brian Harris **to order twenty seven child size chairs for the Music Room at a cost of \$2,581.20.** The motion was approved with a vote of 4-1-2. Steve Walko voted no, Peter Bernstein and Patricia Kantorski abstained and Dean Goss was absent.
- e. **A Motion was made** by Brian Harris and seconded by Bill Drake **to approve a change order for handicap compliant risers to substitute the old risers at a cost of \$5,220.12.** The motion was approved with a vote of 7-0-0. Dean Goss was absent.
- f. The committee discussed soccer accommodations. The idea was to replace one basketball hoop with an additional soccer net or to just locate the soccer net only on the field. Jesse Saylor said TSKP Studio will investigate the cost for the additional soccer net by July and thought it should be below \$15,000.00. Steve Walko asked if the field was used during recess like at other schools. Barbara

Riccio said the field was and it was best to locate the soccer net there. Dan Watson said the town would purchase the soccer net.

### 3. Update by Gilbane

- a. Jae Chu said the town fire marshall requested additional exit signs over the originally approved number. Jae Chu said Gilbane will create a change order for these items.
- b. Jae Chu said the utilities were OK. Mr. Chu noted that the Time Capsule was not found during demolition of the old school.

### 4. Update by CSG

- a. This item is addressed in other sections.

### 5. Update by TSKP Studio

- a. This item is addressed in other sections.

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

- a. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve Gilbane's Construction Requisition #18 dated 6/6/19 for the period from 5/1/19 to 5/31/19 for the amount of \$1,007,019.51.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- b. **A Motion was made** by Jake Allen and seconded by Brian Harris **to approve CES Invoice #21 dated 5/31/19 for the amount of \$7,626.37.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- c. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve CSG Invoice #18 dated 6/10/19 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- d. **A Motion was made** by Jake Allen and seconded by Brian Harris **to approve Special Testing Laboratory Invoice #33153 dated 4/30/19 for the amount of \$375.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- e. **A Motion was made** by Brain Harris and seconded by Bill Drake **to approve TSKP Studio Revised Invoices #32 dated 3/4/19 for the amount of \$40,534.89, #33 dated 4/12/19 for the amount of \$14,246.12 & #34 dated 5/1/19 for the amount of \$10,800.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.

- f. **A Motion was made** by Brian Harris and seconded by Jake Allen **to approve TSKP Studio Invoice #35 dated 6/13/19 for the amount of \$101,760.66, includes Langan Invoices for HazMat monitoring #LCT 0056153 for \$47,524.18 & #LCT 0056273 for \$43,436.48.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Peter Bernstein were absent.
- g. **A Motion was made** by Jake Allen and seconded by Brian Harris **to approve Town & Country Invoice dated 4/30/19 for the amount of \$14,605.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Peter Bernstein were absent.
- h. The following Out-of-Scope (Owner Contingency) Items:
- **A.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #151 for RFI-524 Break Metal, dated 6/12/19 for the amount of \$3,704.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
  - **B.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #164 for Additional tree removal, including stumps, dated 6/12/19 for the amount of \$14,515.00, subject to taking the money out of journal voucher.** A vote was taken and the motion was approved with a vote of 7-1-0. Peter Bernstein voted no. Dean Goss was absent.
  - **C.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #167 for Existing sewer survey, dated 6/12/19 for the amount of \$503.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
  - **D.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #171 for CNG Gas layout, dated 6/12/19 for the amount of \$971.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
  - **E.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #176 for SI-043 Flush valve revision, dated 6/12/19 for the amount of \$35,254.00.** A vote was taken and the motion was denied with a vote of 3-4-0. Steve Walko, Brian Harris, Patricia Kantorski & Clare Kilgallen voted no. Dean Goss was absent. Jesse Saylor explained that the flush valve did not meet the current state code as it was installed. Mr. Saylor said TSKP Studio tried to modify it, but the results were not acceptable, although it did meet the standard of care required. He said the design team would offer to contribute \$23,503. toward the ATP (effectively 2/3 of the cost). Steve Walko said he would meet with TSKP Studio to further discuss this issue further.
  - **F.) The committee discussed ATP #177 for Stamped concrete by North entrance, dated 6/12/19 for the amount of \$36,490.00.** The committee discussed that the green color is intragel to the concrete and pavers vs. stamped concrete which could be a maintenance issue. Dan Watson said stamped concrete is acceptable with the BOE. Jesse Saylor said TSKP Studio will review the color.
- i. The following In-Scope (CM Contingency) & GMP Allowance Items:
- **G.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #162 for ACCU-1 Electrical, dated 6/12/19 for the amount of \$3,331.00.** A vote was taken and the motion was approved with a vote of 7-0-0.

Dean Goss was absent. • **H.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #163 for Electrified hardware troubleshoot, dated 6/12/19 for the amount of \$2,855.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent. • **I.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #173 for Plumbing pipe coordination, dated 6/12/19 for the amount of \$2,811.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent. • **J.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #175 for Re-sequencing drywall operations, dated 6/12/19 for the amount of \$10,749.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent. • **K.) A Motion was made** by Peter Bernstein and seconded by Jake Allen **to approve ATP #179 for Floor replacement, dated 6/12/19 for the amount of \$18,398.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent. • **L.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #1180 for Electrical inefficiencies, dated 6/12/19 for the amount of \$4,947.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.

## 7. Discuss Summer Timeline

- a. This item is addressed in other sections.

## 8. Discuss Roofing and Flooring

- a. Steve Walko asked Gilbane to discuss the outstanding roofing issues. Jae Chu said that the BOE hired a Third Party Reviewer and had a follow-up meeting with them to understand the roofing issues they found unacceptable. Before the review Gilbane cleaned debris etc. from the roof and discussed the wrinkles and patches around the roof drains with the roofing contractor. The contractor said they found the installation acceptable and would guarantee their work. The conclusion was that some wrinkles are acceptable with a mechanically fastened roofing membrane. At issue are the area around five of thirteen the roof drains in question. Mr. Chu said the material and installation meets the specifications, but the Third Party Reviewer is asking for the roof to meet a higher standard. Brian Harris asked if the roof meets the manufacturer's standard for the patches in a ten foot area around the drains. Dan Watson opined that wrinkles are not acceptable. Mr. Chu said it is unrealistic to expect a roof to be 100% wrinkle free. Steve Walko informed the committee that the BOE won't accept the roof with wrinkles.
- b. Jae Chu said additional walkway slip resistant pads would be installed on the roof in high traffic areas. These pads were identified in the Third Party Reviewer's report and requested by the BOE for a cost of \$12,000. plus mark-up. Brian Harris added that these pads would extend the life of the roofing material. Care Kilgallen

asked what the standard for the walkway slip resistant pads was and if there was any documentation. Jesse Saylor said the BOE was reviewing the roofing and the report.

- c. Jar Chu explained the status of the flooring issue as identified in earlier meetings. He said the North entrance hall is weathering too much and is scratched in three areas from excessive scrubbing. Mr. Chu informed the committee that the flooring tile has a top coat which makes it maintenance free and it appeared that someone is responsible for stripping the top coat off. He also said Gilbane is getting a price to replace the tiles during the summer. Steve Walko asked what portion of the flooring tiles were damaged. Karrie Kratz noted the flooring has a one year warranty which covers standard wear and tear. Steve Walko asked Gilbane to identify which areas need to be replaced. Dan Watson said there is a picture of the flooring equipment with a black pad on it.

## 9. Approval of Meeting Minutes

- a. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve the Minutes of Meeting for May 8, 2019.** The motion was approved with a vote of 6-0-0. Dean Goss and Peter Bernstein were absent.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of Meeting for May 31, 2019.** The motion was approved with a vote of 6-0-0. Dean Goss and Peter Bernstein were absent.

## 10. Discussion of Next Steps

- a. The next scheduled meeting is July 17 at 6:30 pm, although an additional meeting before that date may be necessary.

## 11. Adjourn

- a. The meeting was adjourned by Steve Walko at 10:05 am