

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

**DATE:** Wednesday, November 13, 2019  
**TIME:** 8:10 - 9:30 am  
**LOCATION:** New Lebanon School, Media Center

**Committee Members Present:**

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

**Ex-Officio Members Present:**

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

**Others Present:**

Jesse Saylor (TSKP Studio)  
Jae Chu (Gilbane-Project Engineer)  
Chris Cykley (CSG-Clerk-of-the Works) via phone  
Alley Bartholomew (NL Principal)  
Klara Monaco (NL Principal)  
Dan Watson (DOF-BOE)

**1. Call the meeting to order**

- a. The meeting was called to order by Steve Walko at 8:10 am.

## 2. Update from Chairman

- a. Steve Walko discussed the Punch List with the committee. Walko asked for the Punch list to be revised to include a date for each item to be completed. Walko said the school, Gilbane and TSKP Studio will review the list as well as the NLBC. He asked the school to identify any item they add if it is an extra. Walko discussed the process to complete the Punch List with the goal of formulating a final punch list and wish list and said during the OAC meeting next Wednesday each item will be discussed. He said all Punch List items need to be completed by December 7th.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Quarterly Report covering the period June 1 to August 31, 2019 as amended, updated and current as of October 22, 2019.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.
- c. Steve Walko discussed the heated bridge walkways and how they are programmed. Walko said they must be working by Thursday. Jae Chu said the custodians will be trained on how to use the program.

## 3. Update by Gilbane

- a. Jae Chu said site work and electrical will be done this week.

## 4. Update by CSG

- a. This item is included in other sections.

## 5. Update by TSKP Studio

- a. The committee discussed changing the direction of the flow of traffic leaving the school so that vehicles turn left instead of traveling thru the library parking lot. Jesse Saylor said he will schedule a review of the change of traffic flow with the town.

## 6. Update by Timeline

- a. Jesse Saylor explained the date of the warranties will start on the date the Certificate of Substantial Completion is approved. Steve Walko asked Chris Cykley to review the list before it is approved. Jake noted that the Certificate of

Substantial Completion needs to be completed and approved for the reimbursement funds to be released.

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

- a. The following Out-of-Scope (Owner Contingency) Items:
- **A.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #127 for SI-024R2 Security hardware door 117 & 134, dated 11/13/19 for the amount of \$2,199.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **B.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #146 for RFI-522 Mat Hoist Steel, dated 11/13/19 for the amount of \$4,095.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Dean Goss were absent.
  - **C.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #170 for Condensate Drain tie to storm riser, dated 11/13/19 for the amount of \$3,405.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **D.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #184 for Fire Alarm Panel revision per AHJ, dated 11/13/19 for the amount of \$1,123.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **E.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #189 for Existing Building footprint ledge removal, dated 11/13/19 for the amount of \$38,130.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **F.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #212 for Membrane coated flashing, dated 11/13/19 for the amount of \$11,787.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **G.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #222 for Playground ledge removal, dated 11/13/19 for the amount of \$16,331.00.** A vote was taken and the motion was approved with a vote of 5-0-1. Peter Bernstein abstained. Dean Goss and Bill Drake were absent.
  - **H.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #224 for New parking lot striping & timber posts, dated 11/13/19 for the amount of \$6,417.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **I.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #226 for Door frame touch up paint, dated 11/13/19 for the amount of \$684.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **J.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #154 for Leak Detection Alternative, dated 11/13/19**

**for the amount of \$24,297.00.** The committee discussed the leak detection system. Jesse Saylor outlined the specifics for two options. Patricia Kantorski asked if each option was typical. Saylor said both were above and beyond what is typical. Dan Watson commented that both options were better than nothing. Clare Kilgallen asked if we are setting a standard. Saylor said TSKP Studio will review the two systems with Watson and Gilbane. A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.

- b. The following In-Scope (CM Contingency) & GMP Allowance Items:
- **K.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #214 for Removal temporary Egress East side, dated 11/13/19 for the amount of \$4,676.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.
  - **L.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #215 for Binder course asphalt repair, dated 11/13/19 for the amount of \$1,310.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.
  - **M.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #216 for Punch List patch walls, dated 11/13/19 for the amount of \$2,014.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Bill Drake and Dean Goss were absent.
  - **N.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #217 for Accelerated sidewalk activities, dated 11/13/19 for the amount of \$10,623.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.
  - **O.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #218 for Sprinkler pipe conflict with ductwork, dated 11/13/19 for the amount of \$1,858.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.
  - **P.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #219 for Delete aluminum hardware from Tull Brothers, dated 11/13/19 for the amount of (-\$14,050.00.)** A vote was taken and the motion was approved with a vote of 5-0-0. Brian Harris, Dean Goss and Bill Drake were absent.

## 8. Update on Fields & Plantings

- a. Jae Chu said the turf on the field will be completed next week.
- b. Steve Walko said two or three banners were needed to notify the public that the field was closed. Jae Chu said he will review the wording with the Town P & R and the Police Department.

## 9. Approval of Meeting Minutes

- a. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of Meeting for October 9, 2019** The motion was approved with a vote of 5-0-0. Brian Harris, Bill Drake and Dean Goss were absent.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of Meeting for October 25, 2019** The motion was approved with a vote of 5-0-0. Brian Harris, Bill Drake and Dean Goss were absent.

#### 10. Discussion of Next Steps

- a. Clare Kilgallen announced that the new New Lebanon Dedication Ceremony will be held December 7th at 10:00 am.
- b. Alley Bartholomew noted the flagpole light needs to be programmed and said the lights should go on from dusk to dawn, the same as the building lights.

#### 11. Adjourn

- a. The meeting was adjourned by Steve Walko at 9:30 am