

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

**DATE:** Wednesday, March 11, 2020  
**TIME:** 8:00 - 10:00 am  
**LOCATION:** New Lebanon School, Conference Room

**Committee Members Present:**

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

**Ex-Officio Members Present:**

**Absent:** Will Schwartz (DPW)  
Peter Bernstein (BOE Chair)  
Nick Macri (P&Z)

**Others Present:**

Jesse Saylor (TSKP Studio)  
Jae Chu (Gilbane-Project Engineer)  
Chris Cykley (CSG-Clerk-of-the Works)  
Alley Bartholomew (NL Principal)  
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. The committee discussed a \$12,000. credit for not adding new soils to the wetlands which were included in the original drainage design. Jesse Saylor explained this issue in detail. Saylor said the Town may need drainage calculations after the survey is completed. Steve Walko asked Gilbane to provide the committee all the communications related to the surveyors work. Jae Chu explained further that because of the need to accomplish the required wetlands work before the school building was built everything was done except adding 30” of bioengineered soil. Chu also discussed the Third Party review which said the wetlands work looked acceptable. Chu said Gilbane recommended the need to do calculations based on the size of the wetlands and the permutability of a soil sample at lab. After this is done, the surveyor will complete the survey with this information. Walko directed that this survey must be done by Friday. He added that if soil needs to be added, then it must be done by 3/27/20 including replanting and the survey updated with the drainage calculations by 3/30/20.

### **3. Update by Gilbane**

- a. Gilbane’s comments included in other sections.

### **4. Update by CSG**

- a. CSG’s comments included in other sections.

### **5. Update by TSKP Studio**

- a. TSKP Studio’s comments included in other sections.

### **6. Update on Punch List & Timeline**

- a. Steve Walko reviewed the outstanding items on the Punch List and School’s Wish List. These items include #13. Entry Bridge light lenses damaged or missing, #16. Outside North entrance - lip where concrete and wall meet unfinished, #41. Playground latch, #48. Color lens at stage light, #61. Gym easternmost shade does not lower 100%- adjust limits, #69. Elevator - ‘communication failure’, #71. Rooftop ductwork, #77. Bridge dimmer, #78. Vestibule flooring revision, #87. Flag pole light switch, #S-2. Small child adaptive swing stainless steel & bucket seats for exterior playground, #S-3. Pre-K changing tables & added steps and #S-5. Shelves in work Room closets, room 222.

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

- a. The following In-Scope (CM Contingency) & GMP Allowance Item:
  - **A.) A Motion was made** by Jake Allen and seconded by Christina Downey **to approve ATP #249 for Action Air additional manpower & materials, dated March 2020 for the amount of \$100,853.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
- b. The following Out-of-Scope (Owner Contingency) Items:
  - **A.) A Motion was made** by Jake Allen and seconded by Christina Downey **to approve ATP #220 for AHJ requested exit signs, dated March 2020 for the amount of \$2,755.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
  - **B.) ATP #225 for purchasing and installing planters at the entrance to each bridge, dated dated March 2020 for the amount of \$2,464.00 was discussed.** No vote was taken and the item was put on-hold. The committee discussed the snow melt system on the bridges and it was decided to raise the temperature which activates the heat to 40° F.
  - **C.) A Motion was made** by Clare Kilgallen and seconded by Christina Downey **to approve ATP #238 for SI-50 leg curtains for performance platform, dated March 2020 for the amount of \$5,675.00.** Dean Goss and Bill Drake were absent.
  - **D.) A Motion was made** by Jake Allen and seconded by Christina Downey **to approve ATP #250 to delete stone thresholds, dated March 2020 for the amount of (\$2,894.00.00).** Dean Goss and Bill Drake were absent.
  - **E.) ATP #251 for SI-51 Glass marker board at Maker Space, dated March 2020 for the amount of \$6,963.00.** No vote was taken and the item was put on-hold.
  - **F.) A Motion was made** by Jake Allen and seconded by Christina Downey **to approve ATP #252 for CAI Bond cost, dated March 2020 for the amount of \$362.00.** A vote was taken and the vote was 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.
- c. **TSKP Studio Invoice #43 for the amount of \$52,800.00, which represents 100% of Close-Out was discussed.** Approval of this invoice was put on-hold until the completion of the project.
- d. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve School Furnishing estimate of \$879.43 for a 30” wide changing table with step-up stairs.** A vote was taken and the vote was 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.
- e. **A Motion was made** by Jake Allen and seconded by Clare Killgallen **to approve MD Stetson Invoice for the amount of \$16,634.78.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.
- f. **A Motion was made** by Jake Allen and seconded by Clare Killgallen **to approve MD Stetson Invoice for the amount of \$1,624.08.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.

- g. **A Motion was made** by Jake Allen and seconded by Clare Killgallen **to approve MD Stetson Invoice for the amount of \$2,626,92.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.
- h. **A Motion was made** by Jake Allen and seconded by Clare Killgallen **to approve MD Stetson Invoice for the amount of \$22,509.11.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Brian Harris and Bill Drake were absent.

## 8. Discussion on C of O

- a. Steve Walko discussed the status of the C of O. Walko said the Town reviewed the C of O and provided comments on 3/9/20.
- b. The goal is to have the final C of O by 4/10/20.

## 9. Approval of Meeting Minutes

- a. The meeting minutes were not discussed.

## 10. Discussion of Next Steps

- a. The Clare Kilgallen inquired on the status of the LEED certificate. Jesse Saylor said the data was submitted last week and was in the process of being reviewed. Saylor said it should take 25 days for the review and has been updated to include construction credits. Saylor confirmed that the project was on track to receive LEED Gold Certification.
- b. Steve Walko informed the committee the next NLBC will be April 22, 2020 at 8:00 am in the school conference room.

## 11. Adjourn

- a. The meeting was adjourned by Steve Walko at 10:00.