

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

DATE: Thursday, May 28, 2020
TIME: 9:00 - 10:45 am
LOCATION: New Leb. School, Conference Room
Max. of 5 people – all others call-in

Committee Members Present:

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

Ex-Officio Members Present:

Nick Macri (P&Z) via phone
Absent: Will Schwartz (DPW)

Others Present:

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

1. Call the meeting to order

- a. The meeting was called to order by Steve Walko at 9:00 am.

2. Update from Chairman

- a. Steve Walko asked Gilbane to discuss the status of the C of O. Jae Chu explained that the drainage manual needs to be updated based on the ground water test which needs to be preformed two weeks before the town reviews the revisions. Steve Walko reviewed the history of the issue and asked why it has taken so long. Jay Chu said the site conditions dictated when the test could be preformed and acknowledged that the C of O could not be issued until it was completed. Clare Kilgallen said on April 2nd Gilbane preformed the test to show they could not add additional soil as specified in the construction manual. Kilgallen added that it had been submitted to the town but they have not responded. Nick Macri questioned if there had been sufficient correspondence with the town. Jae Chu said Gilbane was working with the P & Z Department but they are slow because of the quarantine with everyone working part time from home. Chu said Gilbane was updating the drainage manual based on the as built drawings and should have it completed in two weeks. Jesse Saylor suggested a NTE cost of \$5,000. for the revised drainage manual calculations. Saylor assured the committee the work was proceeding and would be submitted to the town June 11th with the town review scheduled for June 25th.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve a NTE cost of \$5,00.00 to resolve the drainage issue.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Bill Drake were absent.
- c. Steve Walko reviewed the outstanding items on the Punch List and School's Wish List. These items include

3. Update by Gilbane

- a. Gilbane's comments are included in other sections.

4. Update by CSG

- a. CSG's comments are included in other sections.

5. Update by TSKP Studio

- a. TSKP Studio's comments are 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. Punch List Items #8. The color overlay of the bituminous court has pitting throughout the surface. #16. Outside North entrance - lip where concrete and wall meet is unfinished. #18. Room 223 - Review potentially raise up FA mesh radio box above ceiling. #21. ATP #231 - Add signage: South bridge. Jesse Saylor asked for design input before it's installed. #41. Playground latch. #42. ATP #238 - Add side curtain at stage similar to all schools at a cost of \$5,675.00. #47. Add planters at each bridge - Committee discussed planter verses granite bollards. #48. Color lens at stage lights. #69. Elevator - "Communication Failure". #71. Rooftop ductwork (RTU#6). #76. Revise joint at bridge. #77. Bridge Dimmer. #78. Vestibule flooring revision. #79. Snow melt system electrical breaker. #81. KR #3: tee-drill style brazed copper joining was found to be installed for a credit of (\$1,500.00) Ferguson claim acceptance pending. #83. KR#7: Exterior electrical back boxes are to be cast type. Ferguson claim \$169,625.00 - settlement \$80,475.00. #85. Tom Bobkowski - add signage for building. Deleted. #86. Repair drywall ceiling on 2nd floor Administration/ Cafeteria. #87. PA System interface in gym. #88. Additional signage for LEED: (3) No Smoking signs. School Wish List: #S1. Purchase exterior sun umbrellas. #S-2. Small child adaptive swing galvanized stainless steel & bucket seats for exterior playground. P&R to install. #S-3. Pre-K changing tables & added steps. #S-4. A-phone in assistant principal's office (Room 215). #S-5. Shelves in work room closet (Room 222). #S-6. Tack strip in 2nd grade hallway - 2 rows (next to elevator) & along Cafe for hanging lunch cards. #S-7. Art work on walls by staircase by main office & wall outside media center. #S-8. Magnets on book shelves ends in media center. Bid expired resulting in cost increase from \$1,900. to \$3,300. Steve Walko requested additional information. #S-9. Lego board in maker space. #S-10. Hanging microphones for stage. #S-13. Flags in classrooms affixed to a higher point on the wall. #14. Media specialists' key does not work in her office door. #S-19. Additional tack board request. #S-20. Add glass writable wall in maker space. #S-23. Clare Killgalen: Add (3) 10 MPH speed limit signs. #S. Broken printer in media center - Add new printer.

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

- a. **A Motion was made** by Brian Harris and seconded by Jake Allen **to approve TSKP Studio Invoice #43 dated 5/1/20** (originally Invoice 3/1/20 & is the third notice) **for the final close-out amount of \$52,800.78, plus an unpaid balance of \$3,158.60 from Invoice #38 dated 9/3/20.** A vote was taken and half the invoice amount of \$26,400.39 was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.

- b. **A Motion was made** by Brian Harris and seconded by Jake Allen **to approve Gilbane's Construction Requisition #26 for the amount of \$935,110.14.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
- c. The following Out-of-Scope (Owner Contingency) Items:
- **A.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #261 for Bioretention Area #320, dated 5/21/20 for credit of the amount of (\$16,832.00.)** A vote was take 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 #166 for Kitchen power discrepancies, dated 5/21/20 for the amount of \$2,925.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **C.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #169 for ADA Door operators, dated 5/21/20 for the amount of \$1,8245.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **D.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #172 for SI-01 West side ramp, dated 5/21/20 for the amount of \$1,857.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **E.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #263 for Bridge dimmers, dated 5/21/20 for the amount of \$4,643.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
- d. The following In-Scope Items:
- **F.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #256 for Ferguson additional manpower/claim, dated 5/21/20 for the amount of \$80,475.00.** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **G.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #255 for KR Punch list: exterior back box, dated 5/21/20 for credit for the amount of (\$1,500.00).** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **H.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #254 for Domestic water line entry point, dated 5/21/20 for the amount of \$1,171.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **I.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #258 for Premium time HVAC balancing, dated 5/21/20 for the amount of \$1,050.00** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
 - **J.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #262 for Outstanding punch list items, dated**

5/21/20 for the credit amount of (\$4,500.00). A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.

8. Update on C of O

- a. See Item #2.

9. Approval of Meeting Minutes

- a. **A Motion was made** by Brian Harris and seconded by Jake Allen **to approve the Minutes of Meeting for 2/19/20.** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.
- b. **A Motion was made** by Brian Harris and seconded by Jake Allen **to approve the Minutes of Meeting 3/11/20.** A vote was take and the motion was approved with a vote of 5-0-0. Dean Goss, Peter Bernstein and Bill Drake were absent.

10. Discussion of Next Step

- a. John Hawley explained Gilbane's request for extra time. Steve Walko put this request on hold and said the committee would vote on it at the next meeting.
- b. Steve Walko requested all the outstanding LEED credits.
- c. They committee discussed painting the Cafe skylight reveal black & the school's request for additional tack boards.
- d. Steve Walko said the next NLBC meeting will be June 11, 2020 at 9:00 am.

11. Adjourn

- a. The meeting was adjourned by Steve Walko at 10:45 am.