

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

DATE: Wednesday, October 7, 2020
TIME: 8:00 - 8:40 am
LOCATION: BOE - 5 people max.
all others call-in

Committee Members Present:

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

Ex-Officio Members Present:

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

Others Present:

Jesse Saylor (TSKP Studio)
John Hawley (Gilbane VP)
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. Included in other items.

3. Update by Gilbane

- a. Jae Chu reviewed the outstanding items on the Punch List and School's Wish List. Punch List Items #76. Revise expansion joint at bridge - will be completed today. #92. Gym microphone intermittent - Open. #93. Media Center & Cafe lights are flickering - Completed. #102. Replace Science Room ceiling tile with water damage where bridge connects to building, including diverter/flashing - Completed. #106. Saddle on west doors from Cafe to Gym is too short - Completed. #125. New podium - TSKP Studio made a recommendation to the school, which was accepted. TSKP Studio will provide an estimate.
- b. Additional Punch List items discussed:
 - a. Media Center speaker needs to be replaced - Completed.
 - b. ESL signage needs to be adjusted - P & R relocated sign.
 - c. Bridges dimmers need to be adjusted & tested.
 - d. Gilbane needs to test the bridges snow melt system so that they turn on at or below 40° - Open.
 - e. The quality of the playing field was discussed. Steve Walko said the P & R were assessing the fields with respect to seeding & fertilizing to improve the condition of the fields. Walko said he will have a meeting with the P & R to inquire if additional money is needed to do the work.
 - f. Lego Board has not been purchased. Jae Chu said Gilbane is working on getting the materials in the right color - Open.
 - g. Add glass writable wall in Maker Space - will be installed before Thanksgiving.
 - h. The magnets for the Media Center bookshelves have been delivered and will be installed by the school staff.
 - i. The water system has been tested.
 - j. Sheds - Clare Kilgallen clarified that the storage space the PTA requested is only a container, not a shed, & will store athletic equipment near the fields. Steve Walko said as part of the close-out there needs to be an inventory taken of the contents of all three sheds/containers.

4. Update by CSG

- a. Included in other items.

5. Update by TSKP Studio

- a. Jesse Saylor reviewed the location points for the CO2 monitoring system and explained that when the outdoor air is circulated in the building the monitoring system detects the amount of CO2 and monitors the fresh air. Saylor explained further that seven more rooms will require new combination thermostats/CO2 detectors to meet LEED certification. (see 6.c.)

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

- a. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve TSKP Studio Invoice #46 dated 10/1/20 for the amount of \$1,220.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Dean Goss were absent.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #273 for Gym thresholds & break-metal under bridge, dated 10/1/20 for the amount of \$2,242.00.** A vote was take 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 authorize Gilbane to get work done by CT Temperature Controls, LLC for replacement of thermostats that include CO2 monitors in seven rooms, dated 10/2/20 for the amount of \$4,755.89** A vote was take and the motion was approved with a vote of 6-0-0. Bill Drake and Dean Goss were absent.

7. Update on Punch List & Timeline

- a. See Item #3.a. & b. and 9.a.

8. Approval of Meeting Minutes

- a. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of Meeting as amended for September 16, 2020.** The motion was approved with a vote of 7-0-0. Bill Drake and Dean Goss were absent.

9. Discussion of Next Steps

- a. Steve Walko informed the committee the next meeting would probably be at the end of November. Walko said the meeting will address any outstanding invoices to close the project out.

- b. Jesse Saylor discussed the LEED application and reviewed the points the project should receive. Saylor said TSKP Studio was working on it and would be ready for submission in a few weeks. Brian Harris asked about the timeframe for certification and Saylor said it would be by the end of the year. Clare Kilgallen requested a detailed timeline and Saylor said that TSKP Studio would provide it to the committee. Harris inquired about receiving LEED credits for using the wetlands as a teaching tool. Saylor and Alley Bartholomew said they will confirm that the school will use the wetlands as a teaching tool.

10. Adjourn

- a. The meeting was adjourned by Steve Walko at 8:40 am.