

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

**DATE:** Wednesday, November 3, 2021  
**TIME:** 8:00 - 8:50 am  
**LOCATION:** Virtual Meeting

**Committee Members Present:**

Stephen Walko - Chairman  
Bill Drake - Vice Chairman (BET)  
Patricia Baiardi Kantorski - Clerk  
Christina Downey (BOE)  
Jake Allen  
Brian Harris

**Absent:** Dean L. Goss  
Clare Kilgallen

**Ex-Officio Members Present:**

Nick Macri (P&Z)

**Absent:** Will Schwartz (DPW)  
Peter Bernstein (BOE Chair)

**Others Present:**

Jesse Saylor (TSKP Studio)  
Jae Chu (Gilbane-Project Engineer)  
Dan Phillips (Gilbane-Project Manager)  
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. Steve Walko informed the committee that there will be one more meeting when the state audit process is completed. Chris Cykley said the final payment would be received in one month, but the audit process could take two years to be finalized. He reminded the committee there was an 11% retainer (\$2,500,000.) and is subject to final modification. Cykley will make a presentation to the BOE to approve the final accounting. There is a balance of \$1,025,000. and the project is 99.9% complete.

### **3. Update on back railing**

- a. Steve Walko said the back railing was fixed during the summer. Walko said it was structurally sound but could look a bit better. Brian Harris suggested that a top coat of lime plaster could be applied to improve the appearance of the patch, but it may crack over time. Jesse Saylor made the observation that the color of the concrete will even out after a few years.

### **4. Update on drainage**

- a. Steve Walko said drainage is a new item. After several of the past severe storms a neighbor, whose house is near the main driveway, complained about flooding. Jae Chu said Highland Co. is investigating the problem today. It was suggested that the problem may have been caused by an improper storm drain connection. Dan Watson said he will follow thru and that it is a school/town problem and not a NLBC issue.

### **5. Update on traffic flow**

- a. Steve Walko said Clare Kilgallen has communicated with the DPW Traffic Department regarding the signage and striping for the 2-way traffic flow in & out of the school from Church Street onto Mead Ave. Clare Kilgallen said the department will be reviewing the need for a 4-way stop sign and checking the site lines. Christina Downey suggested that the crossing guard that is now on the corners of Mead Ave. & Mill St./Delevan Ave. be moved to Mead Ave & Church Street. Patricia Kantorski said it was an excellent idea to have a crossing guard at this new intersection but the existing crossing guard is need where they are and there should be an additional crossing guard.

## 6. Open Invoices

- a. **A Motion was made** by Jake Allen and seconded by Christina Downey **to reimburse Brian Harris for the purchase of the LEED Gold Certificate Plaque in the amount of \$891.50.** A vote was taken and the motion was approved with a vote of 5-0-1. Brian Harris abstained. Dean Goss was absent. Steve Walko thanked everyone involved for making the school LEED certified.
- b. Steve Walko discussed the painting of the green curvy line on the wall of the main staircase. Jae Chu said Gilbane will get a couple of estimates for the work. Walko said the work will be done when the school is not in session. The committee was assured that the color scheme will match the other color in the school. **A Motion was made** by Jake Allen and seconded by Brian Harris **to approve the painting of a green curvy line on the wall of the main staircase, Option B, as approved at the 3/31/21 meeting for a not-to-exceed cost of \$15,000.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss was absent.
- c. **A Motion was made** by Jake Allen and seconded by Patricia Kantorski **to approve TSKP Invoice #47 dated rev. 10/6/21 for the cost of \$4,112.06.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss was absent.

## 7. Final accounting

- a. **A Motion was made** by Jake Allen and seconded by Christina Downey **to approve the NLBC Report Covering the Period August 1, 2020 to October 31, 2021 subject to verification from Chris Cykley on the project costs.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss was absent.

## 8. Approval of Meeting Minutes

- a. **A Motion was made** by Jake Allen and seconded by Christina Downey **to approve the 3/31/21 Minutes of Meeting.** The motion was approved with a vote of 6-0-0. Dean Goss was absent.

## 9. Discussion of Next Steps

- a. Steve Walko informed the committee that the new New Lebanon School project has won an AIA/CT design award. Walko thanked TSKP and the entire team for their expertise and hard work. Jesse Saylor thanked the entire team for their professionalism.
- b. Alley Bartholomew thanked the NLBC for all their hard work on behalf of the school. She said the faculty, administration, students and families are very happy with the building and the grounds.
- c. Steve Walko said he will make a presentation to the RTM regarding the final accounting, LEED certification, AIA/CT design award and explain the auditing process.
- d. Steve Walko said there will be a final meeting based on the final accounting and audit, then the building committee will be disbanded.

## **10. Adjourn**

- a. The meeting was adjourned by Steve Walko at 8:50 am.