

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

**DATE:** Wednesday, August 24, 2022  
**TIME:** 8:00 am  
**LOCATION:** New Lebanon School, Administration's Conference Room

**Committee Members Present:**

Stephen Walko - Chairman  
Patricia Baiardi Kantorski - Clerk  
Christina Downey (BOE)  
Clare Kilgallen  
Jake Allen

**Absent:** Bill Drake - Vice Chairman (BET)  
Brian Harris  
Dean Goss

**Ex-Officio Members Present:**

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

**Others Present:**

Jesse Saylor (TSKP Studio) via phone  
Jae Chu (CSG-Clerk-of-the-Works)  
Chris Cykley (CSG-Clerk-of-the Works) via phone  
Lindsey Insentein (interim NL Principal) via phone  
Robert Wilson (NL head custodian)

**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 outlined two problems with the bridges, 1.) heating elements & 2.) loose tiles. Walko asked TSKP to update the committee on the repair work that has been done to fix the heating system and the loose tiles on the bridges.

**3. Discussion on Bridges**

- a. Jesse Saylor detailed the bridge repair work that has been done since the last meeting. Saylor said there was organized testing of the heating system and inspection of the bridge tiles. Both Jay Chou and Jesse Saylor worked with the manufacturers representative, a forensic consultant and two tile setting bed manufacturers to find a solution to the problems.
- b. Last Winter the New Lebanon custodial staff reported the North bridge and 1-2 zones on the South bridge ice melt heating system were not working. When tested, the North bridge was working but the South bridge had a malfunctioning circuit and had water seeping into the electrical box.
- c. Steve Walko inquired if there wasn't a simple solution to fixing the bridge problems and that maybe it would be better to change the electrical heating system to hydro.
- d. Steve Walko reminded the committee that the heating system has a 10 year warranty. Walko asked if the problems were a design or a construction issue. Jesse Saylor said he thought the heating problem was an operational issue. Saylor said he did not think the loose tiles were a tripping hazard. Jake Allen said the loose tiles should be fixed immediately. Jesse Saylor informed the committee that the setting bed failed because of salts. Saylor noted 75-80% of the tiles were not fully adhered. Steve Walko noted 5-10 tiles should be temporarily re-adhered and all the tiles eventually be reset.
- e. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve up to \$7,000. for mechanical repairs relative to the electrical boxes and to reset the loose tiles with the caveat of who is responsible for the problems.** A vote was taken and the motion passed with a vote of 5-0-0. Bill Drake, Dean Goss and Brian Harris were absent.
- f. Steve Walko informed the committee in the Winter they will discuss if the proposed solutions worked and prepare for tile replacement. Clare Kilgallen said the school administration should make a log documenting when the ice melt heating elements were not working. Jesse Saylor added that the log should include when the breakers popped. Steve Walko asked Lindsay Isenstein to keep the log. Isenstein confirmed that she would.
- g. Clair Kilgallen asked if commissioning was done one year after the building was completed. Kilgallen said she was concerned about the efficiency of the building, Jesse Saylor said TSKP will do it and get back to the committee.

#### 4. Update on State Reimbursement

- a. Chris Cykley said CSG was working on updating the State reimbursement filing. Cykley said the form had been filed April 27th. Steve Walko asked if this timeline is typical. Cykley said it was.

## 5. **Approval of Meeting Minutes**

- a. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of the Meeting** as amended for November 3, 2021. The motion was approved with a vote of 4-0-1. Clair Kilgallen abstained. Bill Drake, Dean Goss and Brian Harris were absent.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Minutes of the Meeting** as amended for April 28, 2022. The motion was approved with a vote of 5-0-0. Bill Drake, Dean Goss and Brian Harris were absent.

## 6. **Adjourn**

- a. The meeting was adjourned by Steve Walko at 8:35.