

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

DATE: Wednesday, July 11, 2018
TIME: 8:00 - 9:30 am
LOCATION: 25 Mead Ave, Job Site Trailer

Committee Members Present:

Stephen Walko - Chairman
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen via phone
Peter Bernstein (BOE Chair) via phone
Jake Allen
Dean L. Goss

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

Ex-Officio Members Present:

Will Schwartz (DPW)
Nick Macri (P&Z) via phone
Christina Downey (RTM) via phone
John Toner (Selectman)

Others Present:

Jesse Saylor (TSKP Studio)
Karrie Kratz (Gilbane-Project Executive)
Jae Chu (Gilbane-Project Engineer)
Dan Phillips (Gilbane-Project Manager)
Chris Cykley (CSG-Clerk-of-the Works)
Klara Monaco (NL Assistant Principal)
Dan Watson (DOF-BOE)
Lori O'Donnell (BOE-COO)

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 NLBC that the construction is on time.
- b. Steve Walko informed the committee that the Town attorney is working with Gilbane regarding the Aquarion water hook-up.
- c. Steve Walko said Bruce Spaman will get him a contract for the 40 extra trees that can't be planted on the site. Dan Watson expressed his concern that there maybe a conflict with the location of the trees and cameras. Jesse Saylor questioned saving a number of trees that TSKP Studio did not think were in good condition.
- d. Dan Watson expressed concern about parking for the public on August 14th, Primary Day. Dan Phillips said Gilbane would make provisions for people coming to the polls to have spaces to park in.

3. Update by Gilbane

- a. Dan Phillips updated the committee on the construction progress. Mr. Phillips said the structure was 90% complete, the concrete slab-on-grade and slab-on deck was completed on the Southend of the building while the North end and layout was in progress. He also said the roofing installation would start on Monday with the building fully watertight regarding the roof by September and the bridges will be installed in August.

4. Update by CSG

- a. Chris Cykley reviewed the budget and contingencies. Mr. Cykley said Gilbane was fine tuning the schedule and will review it with the school officials and the NLBC.

5. Update by TSKP Studio

- a. Jesse Saylor said the FF&E has been approved to go out to bid and the bids are due July 30th. Mr. Saylor said TSKP Studio will make a presentation of the IT at the next meeting. He updated the committee on the remaining alternates and reviewed Alternates #1 - Grass Pavers in lieu of bituminous between access gate & North side of the building & #5 - Provide Grass Pavers at East side of building in lieu of gravel. TSKP Studio showed slides of how Alternate #1 & 5 would look. Jake Allen was concerned about the effect of plowing on the grass pavers. The NLBC discussed adding Alternate #5 to the budget but no motion was made. The NLBC then discussed Alternate #1. It was agreed that the alternate may not be practical, then after Patricia Kantorski made a motion to add Alternate #1 to the

project but after discussions the motion was withdrawn. Jesse Saylor said TSKP Studio will research options for alternate paving materials and work with Nick Macri. Mr. Macri noted that the grass pavers had been approved by the town bodies.

- b. Jesse Saylor showed slides of a perspective of the cafeteria and the committee discussed the proposed wall colors. Steve Walko reminded the committee that at the last meeting the back stair well was approved as paint only as well as a blue and green color scheme for the walls and floor. Mr. Walko discussed the use of graphics, displays, paint and acoustic panels. Mr. Walko said TSKP Studio would re-send perspectives of the interiors color schemes for their comment and noted that if there wasn't any changes then the approved scheme would go ahead.
- c. Jesse Saylor said the Landscaping Bids are due July 17th and are part of the GMP.
- d. Jesse informed the committee that the actual Playground equipment was not in the budget and suggested the committee should discuss this issue further when the bids come in. Mr. Saylor said TSKP Studio will discuss the playground equipment with the Parks & Recreation then with the NLBC.

6. Discussion & Vote on FF&E, IT and Landscaping Progress

- a. This information is incorporated in other items.

7. Discussion & Vote on Invoices

- a. **A Motion was made** by Jake Allen and seconded by Patricia Kantorski **to approve Special Testing Laboratories, Inc. Invoice #32067 dated June 29, 2018 for the amount of \$10,660.00.** A vote was taken and the motion passed with a vote of 6-0-0. Bill Drake and Brian Harris were absent.
- b. **A Motion was made** by Jake Allen and seconded by Patricia Kantorski **to approve TSKP Studio's Invoice #24 dated July 2, 2018 for the amount of \$79,156.13 as amended for storm water management.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent.
- c. **A Motion was made** by Dean Goss and seconded by Clare Kilgallen **to approve CSG's Invoice #7 dated July 9, 2018 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent.
- d. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Gilbane's Construction Requisition #7 dated 6/30/18 for the period from 6/1/18 to 6/30/18 for the amount of \$1,292,431.03.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were

absent. Chris Cykley said CSG reviewed Gilbane's invoice and noted that next month's invoice will include roofing and the elevator.

- e. Jae Chu discussed the following Change Orders and said they had been reviewed and approved by TSKP Studio. **A.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the In-Scope ATP # 21 for a temporary stair, dated 7/11/18 for the amount of \$7,640.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **B.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the In-Scope ATP # 29 for sanitary & vent piping, dated 7/11/18 for the amount of \$2,507.00.** The cost includes material and labor. A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. It was confirmed by Gilbane that the above total amount of \$10,147.00 comes out of Gilbane's contingency.
- f. Jae Chu discussed the following Change Orders and said they had been reviewed and approved by TSKP Studio, Gilbane and CSG. **A.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 14 for domestic water pipe size increase, dated 7/11/18 for the amount of \$1,264.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **B.) A Motion was made** by Jake Allen and seconded by Peter Bernstein **to approve ATP # 17 for Aquarion water main, dated 7/11/18 for the amount of (\$6,090.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **C.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 22 for electro plated hangers, dated 7/11/18 for the amount of (\$4,817.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **D.) A Motion was made** by Dean Goss and seconded by Jake Allen **to approve ATP # 24 for elevator hoist-way & pit fire protection coverage, dated 7/11/18 for the amount of (\$1,212.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **E.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 25 for Eversource handholes, dated 7/11/18 for the amount of \$2,550.** A vote was taken and the motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent. **D.) A Motion was made** by Dean Goss and seconded by Jake Allen **to approve ATP # 30 for Aquarion water agreement checks, dated 7/11/18 for the amount of \$8,933.68.** A vote was taken and the motion was approved with a vote of 5-1-0. Patricia Kantorski abstained. Bill Drake and Brian Harris were absent. The cost increase of ATP #30 was due to the Tax Cut & Job Act of 2017 and was approved contingent on further explanation.

8. Approval of Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Clare Kilgallen **to approve the Minutes of Meeting for June 6, 2018.** The motion was approved with a vote of 6-0-0. Bill Drake and Brian Harris were absent.

9. Discussion of Next Steps

- a. The Steve Walko said that Phase II will be discussed at the next meeting and said the NLBC may need an additional meeting in August.

10. Adjourn

- a. The meeting was adjourned by Steve Walko at 9:30 am.