

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

DATE: Wednesday, August 8, 2018
TIME: 8:00 am
LOCATION: 25 Mead Ave, Job Site Trailer

Committee Members Present:

Stephen Walko - Chairman
Bill Drake - Vice Chairman (BET)
Peter Bernstein (BOE Chair)
Clare Kilgallen
Jake Allen
Dean L. Goss

Absent: Patricia Baiardi Kantorski - Clerk
Brian Harris

Ex-Officio Members Present:

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

Others Present:

Archana Pai (TSKP Studio)
Jesse Saylor (TSKP Studio)
Karrie Kratz (Gilbane-Project Executive)
Dan Phillips (Gilbane-Project Manager)
Chris Cykley (CSG-Clerk-of-the Works)
Dan Watson (DOF-BOE)
Barbara Riccio (NL Principal)

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 reminded the NLBC that the next meeting is on August 22nd and the main topics will be FF&E and IT bids.

3. Update by Gilbane

- a. Jae Chu reviewed a. Dan Phillips updated the committee on the construction progress. Mr. Phillips said the roof was 50% complete, the detailing of the saw tooth is ongoing and preparations are being made for sky lights. 75% of the glass has been installed and curtain walls are to be completed in the coming week. Masonry for the north and west elevations are completed. Cold form framing and sheathing are complete on the western side of the building. The roofer will work Saturdays. The level flooring is still under review; a laser scan is pending. If out of tolerance, the contractor will pay for the corrected work. The building should be water-tight by the beginning of September. The external structure is 90-95% complete.
- b. Gilbane was granted a noise variance by the Greenwich Department of Health to be allowed to work on August 11th and 18th from 7:00AM to 5:00PM with heavy noise prohibited until 8:00AM.

4. Update by CSG

- a. Chris Cykley gave an update on the pending reimbursement. Mr. Cykley said that he contacted Michele Dixon as recently as August 6th but has not gotten on update on the thir reimbursement submission.
- b. Chris Cykley said that the check to Eversource was received, however the contract – Commercial & Industrial Service Installation Agreement – still has not been signed. Steve Walko said that he will check with the Town Attorney Wayne Fox again.
- c. Chris Cykley provided an update projects costs summary as of 8/8/2018. Mr Cykley also provided a new document “Owner Contingency Tracking” dated as of 8/8/2018 that provides an accounting of the project’s contingency from 4/12/2018. There have been three allocations since April with the contingency balance at \$1,849,244.32.

5. Update by TSKP Studio

- a. Jesse Saylor said there is an open issue regarding the lighting fixtures to be installed. The contractor requested a substitute lighting package. However the first round of light analysis did not make sense. A second round of photometric is forthcoming. Lighting is a critical item to the schedule. There is a dispute about sole source specification versus open. The contractors (Ferguson) says it is comparable but has to demonstrate that is true. The substitution the contractor is requesting gives it an \$85,000 upside. The NLBC asked Karrie Kratz to review the RFP and Ferguson’s bid to see if the RFP was written as a sole source spec. v.

a sole source item. As of the contractor's last submission, TSKP Studio would not accept the substitution.

- b. Dan Phillips is waiting on lead time information and what is specialty. He said that the light analysis was not a full submittal.
- c. Jesse Saylor said the FF&E and IT bids were due July 30th. The bids are being reviewed and that the FF&E bids are a bit under by about \$20,000. Mr. Saylor noted that no one bid on the package with the white boards however the fall-back is the state contract which is reimbursable by the state grant for this project
- d. Jesse Saylor said that for the technology, a major component was not bid . Bid packages were both over the anticipated amount as well as over the state contract pricing. Part of the package (administrative desks) were not bid.
- e. Jesse Saylor was advised by GPS Purchasing that 2 submitted bids which had arrived before the bid submission deadline but were "not properly labeled" and ended up in the GPS mailroom. One was for furniture which had no other bidder in the category; the other was a tech bid and was too high.
- f. **A Motion was made** by Jake Allen and seconded by Peter Bernstein **to accept the two bids as received and timely filed.** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
- g. TSKP Studio is preparing for the next meeting (8/22). Mr. Saylor said TSKP Studio will make a presentation of the IT and FF&E at the next meeting. The FF&E bid information and presentation will be distributed to the NLBC on August 17th.
- h. Jesse Saylor said that an Alertis Beacon was in the construction documents. GPS wants it to be taken out of the NL project which is a \$3,000 scope removal.

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

- a. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve CSG's Invoice #8 dated August 6, 2018 for the period July 1-31 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
- b. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve TSKP Studio's Invoice #25 dated 8/1/18 for the period ending July 31st for the amount of \$41,647.30 (all within contract).** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
- c. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve Gilbane's Construction Requisition #8 dated 8/6/18 for the period from 7/1/18 to 7/31/18 for the amount of \$2,194,256.59. (Prior reviewed by TSKP Studio and CSG)** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent. Note: The invoice includes roofing and the elevator.

- d. Jae Chu discussed the following as reviewed and approved by TSKP Studio. The following Out-of-Scope Items:
- **1.) A Motion was made** by Dean Goss and seconded by Jake Allen **to approve ATP # 13 FDC relocation (required by the Town Fire Marshal), dated 2/21/18 for the amount of \$14,509.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
 - **2.) A Motion was made** by Peter Bernstein and seconded by Jake Allen **to approve the ATP # 16 for the elimination of floor boxes in grades 3-5 classrooms, dated 4/17/18 a credit for the amount of - (\$12,208.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
 - **3.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 19 for widening the cafeteria table storage room door by 6”, dated 5/14/18 for the amount of \$857.00.** A vote was taken and the motion was approved with a vote of 5-0-1. Peter Bernstein abstained; Patricia Kantorski and Brian Harris were absent.
 - **4.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 23 for SI-011 hose bib & roof hydrants, dated 5/17/18 for the amount of \$21,192.00.** A vote was taken and the motion was approved with a vote of 5-0-1. Peter Bernstein abstained; Patricia Kantorski and Brian Harris were absent.
 - **5.) A Motion was made** by Dean Goss and seconded by Jake Allen **to approve ATP # 34 for SI-014 - Door 110F revision, dated 5/14/18 for the amount of \$224.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
 - **6.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP # 35 for RFI-394 - grease interceptor vent piping , dated 7/11/18 for the amount of \$4,382.00.** A vote was taken and the motion was approved with a vote of 5-0-1. Peter Bernstein abstained; Patricia Kantorski and Brian Harris were absent.
 - **7.) A Motion was made** by Peter Bernstein and seconded by Dean Goss **to approve ATP # 39 for RFI-345 Kitchen HW sizing, dated 3/27/18 for the amount of (\$1,541.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
 - **8.) A Motion was made** by Peter Bernstein and seconded by Dean Goss **to approve ATP # 40 for Hydronic pump substitution, dated 6/9/18 for the amount of \$(1,007.00).** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent. Note: It was confirmed by Gilbane that the above total amount of \$10,147.00 comes out of Gilbane’s contingency.
 - **9.) A Motion was made** by Peter Berstein and seconded by Dean Goss **to approve ATP # 40 for Div. 23 Sammy X-Press hangers, dated 7/19/18 for the amount of (\$3,033).** A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent. The following In-Scope Items:
 - **10.) A Motion was made** by Jake Allen and seconded by Peter Bernstein **to approve ATP # 36 for Spandrel glass for display case & curved cabinets, dated 12/22/17 for the amount of \$19,371.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Patricia Kantorski an

Brian Harris were absent. • **11.) A Motion was made** by Jake Allen and seconded by Peter Bernstein **to approve ATP # 37 for Site Survey, dated 7/16/18 for the amount of \$6,852.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Patricia Kantorski and Brian Harris were absent. • **12.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP # 42 for Access Ramp, dated 7/16/18 for the amount of \$1,761.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Patricia Kantorski and Brian Harris were absent. • **13.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP # 44 for SI-004 FDC relocation (concrete portion), dated 8/1/18 for the amount of \$3,278.00.** A vote was taken and the motion was approved with a vote of 5-0-0. Dean Goss, Patricia Kantorski and Brian Harris were absent.

7. Approval of Meeting Minutes

- a. **A Motion was made** by Clare Kilgallen and seconded by Dean Goss **to approve the Minutes of Meeting for July 11, 2018 as amended.** The motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
- b. **A Motion was made** by Clare Kilgallen and seconded by Dean Goss **to approve the Minutes of Meeting for July 25, 2018 as amended.** The motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.

8. 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.
- b. **A Motion was made** by Clare Kilgallen and seconded by Peter Bernstein **to increase the allowance for the work done by Special Testing (Commissioning) from \$40,000. to \$80,000.** (Note: Special testing has done \$52,000. of work so far and the increase is lower than the budgeted amount). A vote was taken and the motion was approved with a vote of 6-0-0. Patricia Kantorski and Brian Harris were absent.
- c. Dean Goss noted for the record that this project was the cover story of the August 8th edition of the *Greenwich Time*.

9. Adjourn

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

