

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

DATE: Wednesday, September 12, 2018
TIME: 8:00 am
LOCATION: 25 Mead Ave, Job Site Trailer

Committee Members Present:

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

Ex-Officio Members Present:

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

Others Present:

Ryszard Szczypek (TSKP Studio)
Jesse Saylor (TSKP Studio)
Karrie Kratz (Gilbane-Project Executive)
Dan Phillips (Gilbane-Project Manager)
Klara Monaco (NL Assistant Principal)
Dan Watson (DOF-BOE)
Lori O'Donnell (BOE-COO)
Toni Tripodi (IT)

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 \$12 million has been spent and \$12 million reimbursement money have been received from the State to date.
- b. **A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve the Quarterly Report covering the period June 1, 2018 to August 31, 2018.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- c. The committee discussed the landscaping bid package including the use of grass pavers. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the Landscaping Bid package by EDI Landscaping, LLC in the amount of \$687,490.00.** A vote was taken and the motion was approved with a vote of 6-0-1. Clare Kilgallen abstained and Brian Harris was absent.
- d. **A Motion was made** by Bill Drake and seconded by Jake Allen **to approve the Landscaping Bid package Alternate No. 1 by EDI Landscaping, LLC in the amount of \$30,200.00 to provide grass pavers in lieu of bituminous between access gates and north side of the building.** A vote was taken and the motion was denied with a vote was 0-5-1. Clare Kilgallen abstained and Brian Harris was absent.
- e. **A Motion was made** by Bill Drake and seconded by Jake Allen **to approve the Landscaping Bid package Alternate No. 5 by EDI Landscaping, LLC in the amount of \$35,900.00 to provide grass pavers at east side of building in lieu of gravel.** A vote was taken and the vote was denied with a vote of 0-6-0. Brian Harris was absent.

3. Update by Gilbane

- a. Dan Phillips discussed the construction schedule explaining that the project was slightly behind schedule as a result of the steel erection and rain. Mr. Philips said the building was scheduled to be weathertight September 4th but this deadline has been extended to 30th. He said Gilbane is in the process of installing the glass and will constructed temporary enclosures using polyethylene sheets as a temporary weather barrier covering over any openings needed to continue working on the interior of the building. This would allow the carpenters, masons and roofers to expedite their work. Although he said the construction was slightly behind, but thought the time could be made up by the interior trades and Gilbane was working on sequencing the interior work. He expressed confidence that the 12/24/18 Temporary Certificate of Occupancy (TCO) date was realistic. He acknowledged that there maybe some items outstanding but they should not hold up the Temporary Certificate of Occupancy (TCO) and won't effect the final date of occupancy. Steve Walko asked if there were any other issues that could put the project behind schedule. Mr. Phillips was there was not.

- b. Jake Allen inquired about the town approvals concerning the lighting fixtures. Mr. Allen informed the committee that the lighting fixture back-boxes needed to be installed before the ceiling was finished. Dan Phillips acknowledged that this was an outstanding item. Clare Kilgallen asked when this issue would be resolved. Mr. Phillips said it would be resolved by the end of the week and added that Gilbane had the manpower to install the lighting fixtures and ceiling quickly.
- c. Steve Walko asked if everything that was planned to be located on the roof has been installed on the roof at this time. Dan Phillips said yes, except one small item which will be accomplished in two weeks.
- d. Steve asked if the Town had any issues that needed to be addressed. Will Schwartz said John Vallerie, Deputy Building Official, requested information on fire stopping, rating of the boiler flues and a mock-up of the UL assembly.

4. Update by CSG

- a. CSG information is included in other sections.

5. Update by TSKP Studio

- a. Steve Walko asked TSKP Studio for an update of their work. Jesse Saylor said TSKP Studio made some preliminary selections of the playground equipment. Mr. Saylor informed the committee that the playground equipment chosen will need BOE and State review and approval.
- b. Jesse Saylor made a slide presentation of the playground equipment recommended by TSKP Studio. He explained there will be two play areas, one for ages 2 - 5 and one for ages 5 - 12 , each for 40 - 45 children and there will also be a paved area for basket ball and pavement games like hopscotch. Mr. Saylor showed a slide of a computerized interactive soccer wall which could be installed behind one of the basketball hoops. He noted the final design would have several benches. Will Schwartz asked how the school recess was structured. Klara Monaco answered that one grade is in recess at a time. Bill Drake inquired if the open space and field is used for recess. Steve Walko said the interactive wall should not be part of this project but may be installed using grants and/or private funding. Pete Bernstein recommended that the wall should not interactive. Bill Dark thought it was a good idea to have a soccer wall. Clare Kilgallen inquired about having shade sails in the playground area.

6. Discussion & Vote on Invoices

- a. **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve TSKP Studio's Invoice #26 dated September 1, 2018 for the amount of \$21,959.43.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris were absent.
- b. **A Motion was made** by Bill Drake and seconded by Dean Goss **to approve CSG's Invoice #9 dated September 11, 2018 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- c. **A Motion was made** by Bill Drake and seconded by Peter Bernstein **to approve Gilbane's Construction Requisition #9 dated 9/06/18 for the period from 8/1/18 to 8/31/18 for the amount of \$1,604,532.03.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- d. The committee discussed Change Orders which were reviewed and approved by TSKP Studio. The following In-Scope Items:
 - **A.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #47 for premium time, dated 9/12/18 for the amount of \$12,391.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **B.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #49 for RFI-237 2nd floor waste line, dated 9/12/18 for the amount of \$1,760.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **C.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #50 for RFI-272 plumbing vents for fixtures, dated 9/12/18 for the amount of \$5,222.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **D.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #51 for SI-026 mortar color revision, dated 9/12/18 for the amount of \$10,708.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **E.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #55 for All Terrain lift in gym, dated 9/12/18 for the amount of \$2,220.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **F.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #59 for AVB revision, dated 9/12/18 for the amount of \$2,388.00.** A vote was taken and the motion was approved with a vote of 6-0-1. Peter Berstein abstained. Brian Harris was absent.
 - **G.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #60 for RFI-406 cantilever slab revision, dated 9/12/18 for the amount of \$4,825.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **H.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #61 for RFI-303 gym platform foundation (concrete portion), dated 9/12/18 for the amount of \$7,339.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.

- **I.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #62 for slab pour split, dated 9/12/18 for the amount of \$5,993.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **J.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #65 for coordination with plumbing & footing, dated 9/12/18 for the amount of \$1,365.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent. The following Out-of-Scope Items:
 - **K.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #26 for RFI-266 plumbing vents for fixtures, dated 9/12/18 for the amount of \$1,365.00.** A vote was taken and the motion was approved with a vote of 6-0-1. Peter Bernstein abstained. Brian Harris was absent.
 - **L.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #27 for conformed set & SI 1-2 (Ferguson portion only), dated 9/12/18 for the amount of \$24,355.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Brian Harris and Dean Goss were absent.
 - **M.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #31 for RFI-406 cantilever slab control joints, dated 9/12/18 for the amount of \$2,357.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Brian Harris and Dean Goss were absent.
 - **N.) A Motion was made** by Bill Drake and seconded by Jake Allen **to approve ATP #45 for SI-018 hose bib room #224, dated 9/12/18 for the amount of \$2,305.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Brian Harris and Dean Goss were absent.
 - **O.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #48 for SI-017 child height handrails, dated 9/12/18 for the amount of \$22,034.00.** A vote was taken and the motion was approved with a vote of 4-2-0. Steve Walko and Peter Bernstein voted no. Brian Harris and Dean Goss were absent.
 - **P.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #54 for RFI-429 column enclosure Room #115, dated 9/12/18 for the amount of \$1,273.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Brian Harris and Dean Goss were absent.
- e. **A Motion was made** by Bill Drake and seconded by Jake Allen **to approve CES's Invoice #11 dated July 31, 2018 for the amount of \$1,000.90.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- **A Motion was made** by Bill Drake and seconded by Jake Allen **to approve CES's Invoice #10 dated June 30, 2018 for the amount of \$619.58.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
 - **A Motion was made** by Bill Drake and seconded by Jake Allen **to approve CES's Invoice #12 dated August 31, 2018 for the amount of \$6,648.93.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.

7. Discussion & Vote on IT Purchase Packages

- a. Ryszard Szczypek handed out copies of the bids received for the IT Packages and TSKP Studio analysis. Steve Walko asked TSKP Studio to clarify the bid IT packages. Ryszard Szczypek explained each of the five categories includes a few outstanding items that did not have any bidder. The outstanding items were an HD TV with bracket, a black & white printer, an HB color printer and a 3D printer. Lori O'Donnell suggested the printers could be leased and said she would look into what other schools in the district do now. The committee discussed the bids. Mr. Szczypek said the IT equipment was eligible for reimbursement.
- b. **A Motion was made** by Bill Drake and seconded by Clare Kilgallen **to approve the following IT bids and Purchase Orders as recommended by TSKP Studio: a.) by JKS Systems in the amount of \$106,723.04 to provide network equipment and wireless access points, b.) by RnB in the amount of \$257,929.73 to provide smart boards and misc. audio visual equipment & c.) by Total Communications in the amount of \$23,862.68 to provide telephone system.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- c. Toni Tripodi discussed IT fiber optics for the existing and new buildings. Mr. Tripodi said that the work should begin immediately.

8. Approval of Meeting Minutes

- a. **A Motion was made** by Bill Drake and seconded by Peter Bernstein **to approve the Minutes of Meeting for August 22, 2018.** A vote was taken and the motion was approved with a vote of 6-0-0. Brian Harris and Dean Goss were absent.

9. Discussion of Next Steps

- a. Ryszard Szczypek said TSKP Studio will apply for a grant for additional playground equipment.
- b. The committee discussed an update of where the project is regarding LEED.

10. Adjourn

- a. The meeting was adjourned by Steve Walko at 10:00 am.