

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

**DATE:** Wednesday, October 10, 2018  
**TIME:** 8:00 - 9:30 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  
Dean L. Goss

**Ex-Officio Members Present:**

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

**Others Present:**

Ryszard Szczypek (TSKP Studio) via phone  
Jesse Saylor (TSKP Studio) via phone  
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)  
Barbara Riccio (NL Principal)  
Lori O'Donnell (BOE-COO)  
John Toner (Selectman)  
Mike Bocchino (State Rep.)

**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 reviewed the NLBC meeting schedule and discussed the TCO and moving furniture into the new building.
- b. Steve Walko informed the committee there were two critical issues, permanent power and dehumidification. Mr. Walko said these were essential to accomplishing the interior work.
- c. Steve Walko asked if there were any issues that will delay the TCO. Dan Phillips said there were not. Will Schwartz recommended that Gilbane start early to secure the TCO. Mr. Phillips said Gilbane will do as advised.

## 3. Update by Gilbane

- a. Dan Phillips gave an overview of the construction progress. Mr. Phillips said the project is now four days behind schedule based on a TCO date of December 24th. He told the committee the work can be expedited by using temporary heat and dehumidification equipment which will allow the interior work to be accomplished.
- b. Steve Walko ask if the exterior concrete work has been completed. Dan Phillips said there were a few areas being finished at this time.
- c. Steve Walko asked if there was a resolution regarding the interior lighting fixture outstanding issue. Dan Phillips said the Town has signed-off on the proposed lighting fixtures and the prep-work for the interior and exterior work was proceeding.

## 4. Update by CSG

- a. Steve Walko asked CSG to create a reconciliation of all line items. Chris Cykley said CSG will do that. Mr. Cykley noted that CSG will add a line item for the playground equipment.
- b. Chris Cykley gave the committee members a copy of CSG's detailed project reimbursement analysis dated 10/10/18. The numbers breakdown as follows:
  - Project Costs - \$37,309,058.,
  - Ineligible Costs - \$89,672.,
  - Project Eligible Costs - \$37,219,386.,
  - Eligible Cost @ 64.63% - \$24,054,889.,
  - Town Share @ 35.37% - \$13,196,214.,
  - 11% Retainage - \$2,646,038.,
  - Reimbursement to Date - \$12,242,352.

## 5. Update by TSKP Studio

- a. Ryszard Szczypek made a slide presentation showing materials which could be used in lieu of grass pavers and discussed three options. Mr. Szczypek reminded the committee that the area in front of the gym will only be used by emergency vehicles. Mr. Harris noted that this is an important entrance and recommended using concrete pavers similar to what was used at the Greenwich High School and the Police Headquarters entrance areas. TSKP Studio showed a slide with the three options for the pavers; Option #1 - stamped asphalt, Option #2 - stamped colored concrete, Option #3 - concrete pavers. Jake Allen and Brian Harris discussed the construction processes. Mr. Szczypek discussed the relative costs of each option and the pros & cons of each material. He said TSKP Studio recommended using Option #3 - concrete pavers. Steve Walko said this discussion and vote will be continued at a future meeting.
- b. Ryszard Szczypek then made a slide presentation showing the four design options for the interior entry stairwell wall; Option #1 - 'horizontal' graphic shapes, Option #2 - 'vertical' graphic shapes, #3 - solid accent color and Option #4 - solid white. TSKP Studio recommended Option #2. The base design was vertical stripes and the five options were accomplished using paint. The committee discussed the options and initially eliminated options #3 & #4. Then Options #1 & #2 were discussed in more depth. **A Motion was made** by Brian Harris and seconded by Patricia Kantorski **to approve either Option #1 or Option #2.** A vote was taken and the vote was five for Option #1 and three for #2. The motion to approve Option #1 was accepted.
- c. The third slide Ryszard Szczypek showed and explained was the status of LEED certification. Dan Phillips said Gilbane was tracking the LEED points and sending the information to TSKP Studio for comment. He explained the process, the specific points accrued and what the points means to the project. Steve Walko asked what the ultimate goal was and if this goal was being met. Mr. Phillips said 60 to 79 LEED points were required to achieve a LEED Silver or Gold Certificate and that the project is probably at 67 points. He added that Gilbane is working with TSKP Studio and the consultants to acquire design credits which will bring the number of points higher. Clare Kilgallen asked TSKP Studio when the LEED final points will be evaluated. Mr. Szczypek said it will be done in the Spring. Steve Walko asked if there was anything that would prevent us from reaching Gold Standard. Mr. Szczypek said there was not.

## 6. Discussion on Timeline

- a. This item has been included in other sections.

## 7. Discussion on Circulation Desk

- a. Steve Walko informed the committee that the fabrication of the circulation desk has been put on hold as a result of a BOE requested change. Mr. Walko also commented that it was his understanding that this delay will not effect the completion date.

## 8. Discussion & Vote on Invoices and/or Change Orders

- a. **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve CES's Invoice #13 dated September 30, 2018 for the amount of \$2,295.85.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- b. **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve CSG's Invoice #10 dated October 9, 2018 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Dean Goss was absent.
- c. **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve Special Testing Laboratories, Inc. Invoice #32183 dated July 31, 2018 for the amount of \$16,753.50.** A vote was taken and the motion passed with a vote of 7-0-0. Dean Goss was absent. • **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve Special Testing Laboratories, Inc. Invoice #32491 dated August 31, 2018 for the amount of \$19,498.69.** A vote was taken and the motion passed with a vote of 7-0-0. Dean Goss was absent. • **A Motion was made** by Peter Bernstein and seconded by Bill Drake **to approve Special Testing Laboratories, Inc. Invoice #32562 dated September 28, 2018 for the amount of \$16,378.55.** A vote was taken and the motion passed with a vote of 8-0-0.
- d. The committee discussed Change Orders which were reviewed and approved by TSKP Studio. The following Owner Contingency Items:
  - **A.) A Motion was made** by Brian Harris and seconded by Dean Goss **to approve ATP #12 for RFI-237 UG Kitchen Plumbing, dated 10/10/18 for the amount of \$3,378.00.** A vote was taken and the motion was approved with a vote of 8-0-0.
  - **B.) A Motion was made** by Brian Harris and seconded by Dean Goss **to approve ATP #28 for RFI-398 Gym Piers, dated 10/10/18 for the amount of \$1,267.00.** A vote was taken and the motion was approved with a vote of 8-0-0.
  - **C.) A Motion was made** by Dean Goss and seconded by Jake Allen **to approve ATP #53 for RFI-379 Window support gap infill, dated 10/10/18 for the amount of \$3,294.00.** A vote was taken and the motion was approved with a vote of 8-0-0.
  - **D.) A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #63 for SI-015 R2 Fire Rated assemblies & Door #112F delete, dated 10/10/18 for the amount of (\$7,762.00.)** A vote was taken

and the motion was approved with a vote of 8-0-0. • E.) **A Motion was made** by Jake Allen and seconded by Brian Harris **to approve ATP #66 for elevator automatic recovery unit, dated 10/10/18 for the amount of \$4,127.00.** A vote was taken and the motion was approved with a vote of 8-0-0. • F.) **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #67 for elevator fire rated belts, dated 10/10/18 for the amount of \$2,063.00.** A vote was taken and the motion was approved with a vote of 8/0/0.

The following Construction Contingency Items: • G.) **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve** 1.) **ATP #46 GMP-4 Winter conditions remaining balance, dated 10/10/18 & PCI 8/14/18 for the amount of \$7,129.80.** 2.) **ATP #56 for RFI-447 Type S2 integral sinks, dated 10/10/18 & PCI 7/21/18 for the amount of \$4,661.00.** 3.) **ATP #57 for temporary egress for school, dated 10/10/18 & CPI 8/14/18 for the amount of \$34,361.00.** 4.) **ATP #58 for crane pads for RTU, dated 10/10/18 & CPI 8/14/18 for the amount of \$8,107.00.** 5.) **ATP #68 for moisture resistant boards, dated 10/10/18 & PCI 9/19/18 for the amount of \$1,876.00.** 6.) **ATP #71 for RFI-432 Goggle cabinet, dated 10/10/18 & PCI 7/30/18 for the amount of \$1,257.00.** 7.) **ATP #72 for forklift hopper, dated 10/10/18 & PCI 10/8/18 for the amount of \$1,240.00.** 8.) **ATP #73 for under-slab electrical trenching, dated 10/10/18 & PCI 8/14/18 for the amount of \$45,606.00.** 9.) **ATP #74 for premium time Pt2, dated 10/10/18 & PCI 10/8/18 for the amount of \$3,506.00.** A vote was taken and the motion was approved with a vote of 7-0-1. Peter Bernstein abstained.

- e. **A Motion was made** by Brian Harris and seconded by Bill Drake **to approve TSKP Studio's Invoice #27 dated October 1, 2018 for the amount of \$23,583.14.** A vote was taken and the motion was approved with a vote of 8-0-0.
- f. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve Gilbane's Construction Requisition #10 dated 10/8/18 for the period from 9/1/18 to 9/30/18 for the amount of \$3,758,518.12.** A vote was taken and the motion was approved with a vote of 8-0-0.

## 9. Approval of Meeting Minutes

- a. **A Motion was made** by Bill Drake and seconded by Clare Kilgallen **to approve the Minutes of Meeting for September 12, 2018.** A vote was taken and the motion was approved with a vote of 8-0-0.

## **10. Discussion of Next Steps**

- a. Steve Walko discussed a meeting which has been scheduled with the State regarding reimbursement. Chris Cykley said CSG will attend the meeting to clarify any issue that might be raised, although only the superintendent and Pat Spooner, administrative assistant, were invited. Lori O'Donnell explained that the meeting is to enter data for administration purposes for the remainder of the project.
- b. Chris Cykley discussed the moving process and estimate which includes BANC items. Barbara Riccio said the school personnel will make an inventory of the existing items to be moved and tag them.

## **11. Adjourn**

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