

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

DATE: Wednesday, December 12, 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) via phone
Clare Kilgallen
Jake Allen
Brian Harris via phone
Dean L. Goss

Ex-Officio Members Present:

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

Others Present:

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

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 2019 Meeting Schedule as previously emailed to the committee. Peter Bernstein requested that a few of the meetings be held in the evening. No one objected, so Mr. Walko changed two meetings to start at 6:30 pm. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve the NLBC 2019 Meeting Schedule as amended.** A vote was taken and the motion passed with a vote of 7-0-0. Bill Drake was absent.
- b. Steve Walko noted the new school is scheduled to open February 19, 2019. Mr. Walko then reviewed the logistics of the new/existing parking plan for arrivals and departures.

3. Update by Gilbane

- a. Dan Phillips reviewed the construction progress. Mr. Phillips said and Chris Cykley confirmed in the December Community Update that the following work was accomplished: Eversource completed their installation of the electrical transformer providing permanent power, the elevator installation is now complete, the Media Center glazing is installed and the kitchen ceramic wall tile and epoxy flooring are complete. He added that the following work is anticipated for the coming weeks: progress on the interior finishes from 2nd floor to 1st floor areas, the bathroom toilet partitions and lockers installation, the ongoing work on the 1st & 2nd floor classroom ceilings, light fixtures, millwork and flooring, Media Center carpet, classroom doors and hardware installation as each room is completed and the kitchen cooking equipment is scheduled to be delivered. Once the above work is completed, the final cleaning in the classrooms will begin and staff training of equipment & systems will begin in mid-January. The gym equipment and flooring is ongoing.
- b. Dan Philips informed the committee that Gilbane was working with the BOE and Town appropriate agencies to secure a separate permit for the demolition of the existing school.

4. Update by CSG

- a. Chris Cykley reviewed the Owner Contingency Tracking and updated the committee on the reimbursement payments. Mr. Cykley said there would be two more reimbursement payments after the current reimbursement application.

5. Update by TSKP Studio

- a. Jesse Saylor reviewed the play ground design and discussed the status of the process. Mr. Saylor informed the committee that once the design is approved by the NLBC then it needs to be authorized by the State and the BOE. Steve Walko discussed the previously proposed soccer wall. Mr. Saylor suggested that the soccer wall can be added later date. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the playground equipment.** A vote was taken and the motion passed 8-0-0.
- b. Steve Walko said the Custodial equipment could be added as a line item to this phase and discussed coordination with the BOE.
- c. Jesse Saylor showed the committee a slide of the Dedication Plaque design and discussed several locations where it could be installed. The NLBC discussed the names which will be included and three possible locations. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve the design of the Dedication Plaque amended and contingent on the final review. The motion also included locating the Dedication Plaque in the school vestibule.** A vote was taken and the motion passed with a vote of 8-0-0.
- d. Clare Kilgallen commented that there should also be a LEED plaque which could be located next to the Dedication Plaque.
- e. Jesse Saylor presented two options for a logo to be painted on the gym floor. The two chooses were a.) a brand with the globe filled-in with flags from around the world or b.) the school mascot. The committee discussed the pros and cons of each design. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approved Option A, a brand with the globe filled-in with flags from around the world.** A vote was taken and the motion was approved with a vote of 5-3-0.

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

- a. **A Motion was made** by Patricia Kantorski and seconded by Clare Kilgallen **to approve TSKP Studio's Invoice #29 dated December 1, 2018 for the amount of \$22,730.45.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Dean Goss were absent.
- b. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve CSG's Invoice #12 dated December 10, 2018 for the amount of \$7,232.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Peter Bernstein was absent.
- c. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve Gilbane's Construction Requisition #12 dated 12/10/18 for the period from 11/1/18 to 11/30/18 for the amount of \$1,892,709.39.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Dean Goss were absent.

- d. The NLBC discussed CES's accounting reconciliation. **A Motion was made by Bill Drake and seconded by Dean Goss to approve CES's Invoice #14 dated October 31, 2018 for the amount of \$4,671.24.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
- e. **A Motion was made by Jake Allen and seconded by Bill Drake to approve CES's Invoice #15 dated November 30, 2018 for the amount of \$4,051.50.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
- f. The following In-Scope (CM Contingency) & GMP Allowance Items:
- A.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #92 for Slab edge gap, dated 12/12/18 for the amount of \$3,358.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - B.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #99 for RFI-460 Type DE fixture and soffit revision (IS), dated 12/12/18 for the amount of \$2,212.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - C.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #103 for Premium Time Pt4, dated 12/12/18 for the amount of \$25,819.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - D.) **A Motion was made by Jake Allen and seconded by Bill Drake to approve ATP #104 for RFI-369 Gym South wall steel connection, dated 12/12/18 for the amount of \$1,844.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
- g. The following Out-of-Scope (Owner Contingency) Items:
- A.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #79 for SI-020 Climbing Wall, dated 12/12/18 for the amount of \$20,445.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - B.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #91 for RFI-460 Type DE Fixture and Soffit Revision, dated 12/12/18 for the amount of \$3,360.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - C.) **A Motion was made by Jake Allen and seconded by Dean Goss to approve ATP #94 for RFI-396 Gym South wall steel connection 12/12/18 for the amount of \$12,673.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - D.) **A Motion was made by Clare Kilgallen and seconded by Dean Goss to approve ATP #97 for RFI-542 Media Center glass steel, dated 12/12/18 for the amount of \$2,966.00** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.
 - E.) **A Motion was made by Jake Allen and seconded by Clare Kilgallen to approve ATP #101 for RFI-497 C102 & C105 HM frame, dated 12/12/18 for the amount of \$4,646.00.** Bernstein and Brian Harris were absent.

- F.) **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #102 for Loading Dock lintel, dated 12/12/18 for the amount of \$4,234.00.** Bernstein and Brian Harris were absent.
- h. **A Motion was made** by Dean Goss and seconded by Jake Allen **to execute Change Order #4 for a total building cost of \$30,951,665.00 contingent on the amount being reviewed.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein 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 as amended for November 14, 2018.** A vote was taken and the motion was approved with a vote of 6-0-0. Peter Bernstein and Brian Harris were absent.

8. **Discussion of Next Steps**

- a. Steve Walko said he will sign the Energy Conservation Blueprint Contract.

9. **Adjourn**

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