

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

DATE: Wednesday, May 8, 2019
TIME: 8:00 - 9:30 am
LOCATION: BOE, Havemeyer Board Room

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 (1st 1/2 of mtg.)
Dean L. Goss

Ex-Officio Members Present:

Will Schwartz (DPW)
Christina Downey (RTM)
Absent: Nick Macri (P&Z)
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)
Barbara Riccio (NL Principal)
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 discussed an issue regarding the classroom American flags. Mr. Walko confirmed that the pictures of the classrooms with the American flag only reflected the start of the demolition work. He said he will offer veterans the opportunity to collect the classroom American flags with Clare Kilgallen and properly dispose of them.
- b. Steve Walko discussed a Richard Street resident parking complaint. Clare Kilgallen said she spoke to the resident and assured them that the cones the custodians put up were meant to delineate the New Lebanon boundaries. Mr. Walko said he will get back to the neighbor to discuss parking issues further.
- c. The committee discussed an issue with the Hall linoleum flooring. The focus was on whether a factory finish had been originally applied, how to correct the problem and who will pay for the remedy. Jae Chu said Gilbane had initially examined the floors but the problem wasn't visible until after the custodians did a routine cleaning. Gilbane speculated that the top coat may have been stripped off. Mr. Chu said that the contractors could probably clean up some of the damage and the seams, but thought the floors may need extra cleaning and they would do a test area. He added that the flooring has a 5 year warranty from manufactures defects. Steve Walko asked if an additional top coat could be applied in the field. Mr. Chu said Gilbane was researching this solution.

3. Update by Gilbane

- a. Jae Chu reviewed a couple of roofing issues that Gilbane is addressing. Mr. Chu reminded the committee that the main roof has a 5 year warranty on labor and a 20 year warranty on materials. He explained that there were a few small leaks which were a result of a clogged drain. The process to address the roofing issues is for the BOE and the Third Party Reviewer to inspect the roof and finally for Gilbane to coordinate with the manufacturer. The second roofing issue is that the overhang at the North entrance constantly drips after a rain storm. TSKP Studio determined that the solution to the problem was to adjust the roof slope to pitch toward the drain. Mr. Chu said Gilbane will do this work either on weekends or during the summer.
- b. Jae Chu said the required patch at the bottom of the stairway will be completed soon.
- c. Jae Chu said the projector mounts were ordered and should be delivered before graduation day.
- d. Jae Chu said Gilbane will replace eleven gooseneck faucets in the Science Rooms because they do not extend far enough for the water to drop into the sinks. Mr. Chu said it was a design issue.

4. Update by CSG

- a. CSG's update is part of other items.

5. Update by TSKP Studio

- a. Jesse Saylor gave a presentation to update the committee on the status of the LEED certification. Mr. Saylor said TSKP Studio was in the process of evaluating the certification points the New Lebanon School building has. He said the original goal was 60 points, the building has 69 at this time, 26 points were not available for this building and a possibility of getting 26 additional points. He then outlined the items being investigated and the committee discussed these items. One of the items was a meter to monitor solar power production which can be used as a teaching tool.
- b. Jesse Saylor discussed the New Lebanon building signage and if the existing sign could be reused or new signage designed and where it should be located.
- c. Jesse Saylor discussed the relocation of the existing New Lebanon granite artifact. TSKP Studio suggested it could be located near the flag pole in the drop off area at the school's entrance. He said the new tree will be planted in the center of the island.
- d. Jesse Saylor discussed the extent of the area to be paved. Mr. Saylor suggested that it was best to allow a six month period to evaluate if the existing circulation works well. Steve Walko reviewed the process if the library parking area was to be included in the repaving plan. Chris Cykley noted that extra paving would not be a reimbursable expense.
- e. Jesse Saylor informed the NLBC that the playground and other equipment will not be a bid item. Mr. Saylor said Gilbane will use the State approved contractor and the contract should be awarded by the end of the week.

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

- a. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve Robert H. Lord Company Inc. Invoice #33432 dated 12/31/18 for the amount of \$131,566.46.** 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 Bill Drake **to approve H B Meyer Invoice #220-006201 dated 5/30/19 for the amount of \$5,487.50.** 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 Bill Drake **to approve RnB Enterprises, Inc. Invoice #57954A dated 2/19/19 for the amount of \$257,929.73.** 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 Dean Goss and seconded by Bill Drake **to approve CES Invoice #20 dated 4/30/19 for the amount of \$13,790.73.** 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 Dean Goss and seconded by Bill Drake **to approve CES Invoice #19 dated 3/31/19 for the amount of \$9,500.92.** 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 Dean Goss and seconded by Patricia Kantorski **to approve TSKP Studio Invoice #34 dated 5/1/19 for the amount of \$10,800.00.** A vote was taken and the motion was approved with a vote of 7-0-0. Brian Harris was absent.
- g. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve Gilbane's Construction Requisition #17 dated 5/6/19 for the period from 4/1/19 to 4/30/19 for the amount of \$1,007,019.51.** 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 Dean Goss and seconded by Bill Drake **to approve CSG Invoice #17 dated 5/6/19 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.
- i. The following Out-of-Scope (Owner Contingency) Items:
 - **A.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #114 for RFI-516 RX switches at six entry doors, dated 5/2/19 for the amount of \$4,187.00.** A vote was taken and the motion was approved with a vote of 6-0-1. Peter Bernstein abstained. Brian Harris was absent.
 - **B.)** TSKP Studio and Gilbane discussed ATP-117 at great length but were unable to reach an agreement. The committee discussed this issue. **A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #117 for SI-032 for the sawtooth reveal at the Media Center, dated 1/21/19 for the amount of \$12,823.00.** A vote was taken and the motion was approved with a vote of 6-0-1. Peter Bernstein abstained. Brian Harris was absent.
 - **C.) A Motion was made** by Jake Allen and seconded by Dean Goss **to approve ATP #128 for Exterior signage raceways, dated 5/7/19 for the amount of \$1,124.** 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 Bill Drake **to approve ATP #152 for RFI-540 steel angle at Eastside overhang, dated 5/7/19 for the amount of \$2,085.00.** 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 Jake Allen and seconded by Bill Drake **to approve ATP #153 for SI-039 North Entrance AI Phone, dated 5/7/19 for the amount of \$4,340.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **F.) The committee discussed ATP #161 for**

SI-41 Pilot light shutoff for gas range, dated 5/7/19 for the amount of \$7,7631.00. The decision was made to ask the professionals if the pilot light gas shutoff can be retrofitted.

- j. The following In-Scope (CM Contingency) & GMP Allowance Items:
- **G.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #155 for Premium time Pt7, dated 5/7/19 for the amount of \$15,854.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **H.) A Motion was made** by Jake Allen and seconded by Clare Kilgallen **to approve ATP #156 for RFI-457 Steel penetrations, dated 5/7/19 for the amount of \$3,754.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **I.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #157 for existing building utility cut off, dated 5/7/19 for the amount of \$4,051.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **J.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #158 for AV outlet revisions, dated 5/7/19 for the amount of \$1,654.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **K.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #159 for RFI-515 2nd floor slab infill, dated 5/7/19 for the amount of \$925.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.
 - **L.) A Motion was made** by Jake Allen and seconded by Bill Drake **to approve ATP #160 for Electrical field provisions, dated 5/7/19 for the amount of \$9,194.00.** A vote was taken and the motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris absent.

7. Update on Claims by Subcontractors & Update on Demolition

- a. Jae Chu discussed the timeline and noted that Eversource was scheduled to do the electrical work related to the demolition of the old school building. Steve Walko encouraged Gilbane to stay on top of the timeline.
- b. The committee discussed the claim filed by Action Air for the amount of \$400,000.00 to do their work in a shorter amount of time than originally agreed upon. Although Gilbane said they will fight this claim, Action Air plans to continue pursuing it. Jae Chu said the issue was the Base Bid vs. the Schedule vs. reality.
- c. The committee discussed the claim filed by Ferguson Electric for the amount of \$169,000. to do their work in a shorter amount of time than originally agreed upon. Gilbane identified the claim as an efficiency claim and Mr. Chu said Ferguson may not pursue it.
- d. Gilbane rejects both claims (Action Air & Ferguson Electric) and will go to litigation if needed.

8. **Approval of Meeting Minutes**

- a. **A Motion was made** by Peter Bernstein and seconded by Jake Allen **to approve the Minutes of Meeting as amended for April 10, 2019.** The motion was approved with a vote of 6-0-0. Dean Goss and Brian Harris were absent.

9. **Discussion of Next Steps**

- a. The committee rejected an offer by Gilbane to save \$10,000. by substituting the specified fencing with a chainlink type of fencing.

10. **Adjourn**

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