

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

DATE: August 31, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 7:00 - 8:45 pm

Committee Members Present:

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

Ex-Officio Members Present:

Nick Macri (P&Z)
Laura Erickson (BOE Chair)
Drew Marzullo (Selectman)
Absent: Tony Turner (RTM)
Will Schwartz (DPW)

Others Present:

Ryszard Szczypek (Tai Soo Kim)
Jesse Saylor (Tai Soo Kim)
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Barbara O'Neill (BOE)

1. Call the meeting to order

- a. The committee was called to order by Steve Walko at 7:00 pm.

2. Update from Chairman

- a. Steve Walko thanked the committee for their comments on the New Lebanon School & Municipal Improvement Status document submitted by the NLBC August 25, 2016.
- b. Mr. Walko noted that the project and MI appeal would be discussed at the following RTM Committee Meetings, 1.) Land Use, 2.) Education, 3.) Legislation & Rules and 4.) an ad hoc subcommittee.
- c. Steve Walko addressed what would happen if the MI was rejected by the RTM and how it would affect the racial balance. Mr. Walko said it was not the purview of the committee.
- d. Mr. Walko said that TSK is ready, willing and able to move into the Construction Document Phase, but has been asked to wait until after the RTM vote.
- e. Steve Walko informed the committee that the P & Z Site Plan approval work was the final pre-construction services that would be done by TSK and Gilbane.

3. Update by Tai Soo Kim

- a. Ryszard Szczypek gave the committee members a handout of copies of the revised proposed designs. Mr. Szczypek discussed the proposed traffic flow and showed slides of the site plan. He showed a slide illustrating two-way bus turning onto Mead Avenue with a stop sign. He said TSK had reviewed this idea with the Town Police Department, but they didn't want an additional stop sign onto Mead Avenue and requested keeping the existing bus circulation. The Mr. Szczypek reviewed the loading dock entrance to the school along Tingue and Richard Streets. He said the fire truck turnaround was acceptable.
- b. Ryszard Szczypek said TSK was proceeding with the final P & Z Site Plan approval on October 4, 2016. Mr. Szczypek informed the committee the P & Z had a concern regarding exiting from the library and how the vehicles queue up. He said TSK would draw it before they meet with the P & Z this Friday to review the proposed Site Plan. Gilbane was asked if the P & Z was concerned about traffic during construction. Peter Manning said Gilbane would draft a Phasing Plan and show how traffic would be handled during construction.
- c. Patricia Kantorski asked Jim Hricay if the temporary fencing and gravel driveway that was installed by the remediation contractors at the William Street West ball field would be left in place and used by Gilbane during construction. He said he would find out.
- d. Ryszard Szczypek showed slides of three different bridge designs. Mr. Szczypek said TSK recommended the design with one small canopy at the school entrance. Several of the committee members agreed.
- e. Ryszard Szczypek then showed the committee a slide of the revised design of the North elevation looking from the ball field. Peter Bernstein commented that when

the stage was being used in the Multipurpose Room the windows would need sun control and when it was being used as a gym a rail system and padding would be needed. Brian Harris suggested using glazing with frets in it for the sun protection and laminated glass for impact resistance. Mr. Harris also made the observation that in the revised design the view from the second floor would be lost. Steve Walko ask TSK to do a perspective from the inside of the Multipurpose Room to the outside. Mr. Szczypek said TSK would consider Mr. Bernstein's and Mr. Harris's suggestions and do the drawing.

- f. Jesse Saylor showed a slide of the entire site plan and reviewed the type of fencing proposed. Mr. Saylor said the perimeter of the site would use chainlink fencing and the other fencing, both interior and exterior, would be a material called 'webnet'. Mr. Saylor explained that 'webnet' was similar to chainlink fencing but with stainless steel mesh panels and galvanized vertical posts and horizontal railings. Mr. Saylor showed a slide of the product, examples of other projects where it was used and a perspective of how it would look at the entrance to the new school.
- g. Then the committee was shown a slide of the Solar Panel Pay-Back Period Chart. Mr. Saylor and Mr. Szczypek discussed the payback analysis for the photovoltaic system. Mr. Szczypek said the new school would be energy efficient.
- h. Ryszard Szczypek informed the committee the Town DPW engineer had requested additional test pits be done to satisfy drainage requirements based on engineering guidelines for storm water management and for the presence of rock outcroppings in the loading dock area. Mr. Szczypek said the cost for this work was \$17,700. and \$4,100 with a total of \$21,800. Brian Harris asked if the new tests could result in the storm water management system being reduced in size. Mr. Szczypek said it could and added that this work was also needed for final site plan approval.
- i. **A Motion was made** by Dean Goss and seconded by Clare Kilgallen **to approve TSK's Change Order #3 regarding the additional test pits for a sum of \$21,800.** The motion was approved with a vote of 7-0-1. Peter Bernstein abstained.
- j. The committee discussed how future change orders can be handled in an effort to expedite them.

4. Discussion of MI

- a. Steve Walko said he will send the committee a list of the dates and times of the RTM Committee and District Meetings. Mr. Walko requested the NLBC members attend these meetings.

5. Update by Subcommittees

- a. Brian Harris told the full committee that the subcommittee for RFP's & Contracts completed their due diligence for the three Commissioning Agents (CA), Collier International, CES and Horizon Engineering (HEA), for the position of Commissioning Agent. Mr. Harris said the subcommittee had chosen CES with a fee of \$79,440. which is well within the budgeted amount. He also said TSK had positive experience working with them and Eugene Watts said he thought CES was the best firm for the job.
- b. **A Motion was made** by Brian Harris and seconded by Dean Goss **to approve the selection of CES as the Commissioning Agent and to authorize Eugene Watts to execute the contract with CES. The contract sum will only be for the release of Pre-Design and Design Phase services totaling \$11,916. The balance of the funding for the CES contract will be contingent on the project moving forward based on relevant State/Town approvals.** Clare Kilgallen noted the Commissioning Agents contract was similar to the other contracts for the project. The committee would like to get CES reviewing the DD set as soon as possible and to respond with any questions and concerns. Brian Harris reminded the committee a CA was required by the State. Laura Erickson noted that hiring the CA at this time would not bring the project over budget. A vote was taken and the motion was approved with a vote of 6-2-0. Bill Drake and Steve Walko voted against the motion.
- c. Clare Kilgallen informed the committee the subcommittee was working on the Clerk-of-the Works RFP & Contract.

6. Approval of Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve the minutes of meeting as amended for June 22, 2016.** The motion was approved with a vote of 8-0-0.
- b. Approval of the June 29, 2016 Meeting Minutes was postponed.
- c. **A Motion was made** by Brian Harris and seconded by Dean Goss **to approve the minutes of meeting as amended for August 3, 2016.** The motion was approved with a vote of 8-0-0.
- d. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve the minutes of meeting as amended for August 17, 2016.** The motion was approved with a vote of 8-0-0.

7. Discussion of Next Steps

- a. Steve Walko asked Jake Allen to update the Timeline. Mr. Allen said he would have it ready for the next NLBC meeting.
- b. Steve Walko asked Ryszard Szczypek if TSK would update the Cash Flow chart. Mr. Szczypek said they would.
- c. Peter Bernstein requested that TSK make a presentation of the design to the BOE at their September 22, 2016 meeting. Mr. Szczypek said they would.
- d. The committee then discussed where and when TSK would make a presentation to the Byram Community. Clare Kilgallen suggested displaying the design drawings either at the Library or the school. Steve Walko said a tentative date for the public presentation could be September 29, 2016 and the location is TBD.

8. Adjourn

- a. The meeting was adjourned by Steve Walko at 8:45 pm.