

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

DATE: Wednesday, October 14, 2015
LOCATION: Havemeyer Board Room
TIME: 8:00-9:15 a.m.

Committee Members Present:

Stephen Walko - Chair
Bill Drake - Vice Chair (BET)
Patricia Baiardi Kantorski - Clerk
Dean Goss
Clare Lawler Kilgallen
Peter Bernstein (BOE)
Jake Allen

Ex-Officio Members Present:

Drew Marzullo (Selectman)
Barbara O'Neill (BOE Chair)
Tony Turner (RTM)
Nick Macri (P&Z Commission)

Others present:

Tai Soo Kim (Tai Soo Kim Partners)
Christine O'Hare (Tai Soo Kim Partners)
James Hricay (BOE)

1. Meeting called to order at 8:00 am

2. Update by Tai Soo Kim Partners Architects
 - a. Review by Mr. Walko on the process thus far. Current discussion on the scope and charge of the committee as to how much direction and limitation the committee should provide to Tai Soo Kim.
 - b. Issue was raised about the concern of the Byram Community. No option should be considered that utilizes the field or the bottom of the ravine for a building.
 - c. Discussion on how much latitude Tai should be given on the options they are working on. Should the committee require of Tai Soo Kim strict adherence to revised scheme D or allow latitude. Agreed that no option that utilizes the field for building will be considered. Allowing Tai Soo Kim to use their professional knowledge to present an option using the topography of the wooded area to the best site for the school could be considered and keeping within the confines of revised Scheme D.
 - d. Tai Soo Kim recommended that it is in the town's best interest to keep an open mind to options, to allow Tai to bring their professional vision, to allow Tai to work on multiple

- schemes. Tai Soo Kim is working on at least two schemes for presentation on November 11. One scheme requires demolition of existing building. The second scheme builds in the wooded area without demolition of existing building until new building is completed.
- e. Clarification made by Mr. Walko: Revised Scheme D includes a portion of the wooded area. Tai can offer options but they should conform to revised scheme D. To the extent they need to deviate, they must not build in on the field or the bottom of the ravine. Any substantial deviation will be challenged and need to be justified, will require additional approvals.
 - f. Tai Soo Kim is considering optimal position for the building taking into account bus flow, parking, play areas. Tai Soo Kim emphasized that his firm is eager to do more work at no additional cost to present multiple options.
 - g. Mr. Walko summarized that Revised Scheme D is the presumed site. To the extent there is deviation from the footprint, it must not include the field or the bottom of the ravine and it will be challenged by the Committee.
3. Discussions on Timeline
 - a. Timeline subcommittee has not yet met. Next meeting will start discussing timeline.
 4. Discussion of Construction Manager's responsibilities and contract
 - a. Tai has given the committee some templates, town has its own. Contracts sub-committee has begun working on the process and plans to have contract in place prior to or concurrent to RFP. Further discussion next meeting.
 5. Approval of Minutes of the Meeting
 - a. October 5th Meeting Minutes # 4 should say AM not PM
 - b. Motion by Clare Kilgallen seconded by Patricia Kantorski to approve October 5th meeting. Motion approved unanimously.
 - c. Motion by Clare Kilgallen seconded by Dean Gross to approve October 7th meeting. Motion approved unanimously.
 6. Clarification on presentation on November 11, 2015: There will be 2 plans to be presented. Both will be in keeping with revised scheme D.
 7. Meeting Adjourned at 9:15 am