

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

**DATE:** Wednesday, March 2, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 9:20 a.m.

**Committee Members Present:**

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

**Ex-Officio Members Present:**

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

**Others Present:**

Ryszard Szczypek (Tai Soo Kim)  
Ronald Matten (DOF-BOE)  
Barbara O'Neill (BOE)  
John Frangione (BOE Facilities)  
Peter Manning (Gilbane)  
Beth Krumeich (BET)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Steve Walko began the meeting informing the committee of the budget considerations:
  - a. Mr. Walko scheduled a meeting for Friday, March 4, 2016 for a budget work session.
  - b. Mr. Walko said that he had new information prepared by him, TSK and Gilbane. He then proceeded to give the committee handouts with further budget information. He said all the information that is being passed out today to the committee were given to the BET.
  - c. The Budget information handout are as follows:

- 1.) June 2015 Budget Reconciliation - Estimated budget of \$32,800,000. This number does not include modulars and only \$200,000. for the field work.
- 2.) The 2015 - 2016 Budget Reconciliation - \$36,087,000. and \$2,638,000. for Portable Classrooms.
- 3.) CM's Estimate Contingencies - \$6,395,310. The contingencies are for design, construction, escalation and Owner.
- 4.) Cash Flow Projection - Grant Approval in 2016 by TSK with respect to State Reimbursable. This chart assumes a Project Budget of \$40,343,000. (including portables) and an estimated reimbursement rate of 60%.
- 5.) Cash Flow Projection - Grant Approval in 2017 - same as 2016.
- 6.) A chart by TSK of the cost per square foot as compared to other schools.
- 7.) A chart by Gilbane of the cost per square foot as compared to other schools.
- 8.) Cost Summary of the Hamilton Avenue School Project dated June 22, 2015 by the Town of Greenwich.
- 9.) Cost Summary of the Glenville School Project dated June 22, 2015 by the Town of Greenwich.
- 10.) Total Project Cost Summary dated 26 Feb. 2016 by Gilbane - \$40,343,368. The total number was broken out with a SD Estimate for Construction Cost of \$33,763,208. based on a building of 62,472. sq. ft. and other costs of \$6,580,160. which included all hard and soft costs.

- d. One of the reasons identified for the increased square footage of the building is the inclusion of the breakout areas. The breakout areas are referenced in the Ed Specs, but without square footage allocations.
  - e. Steve Walko said he presented the BET Budget Committee with a high degree of information.
  - f. Mr. Walko said the BET Budget Committee is reluctant to approve \$40. million which exceeds the Ed. Specs in size and expectations.
  - g. Mr. Walko informed the committee the new deadline for BET Budget Committee approval is March 15, 2016. He said the committee will have a second meeting next week to be ready for the BET Budget Committee. The information the committee will strive to achieve is accurate numbers and a good balance of design and costs.
3. Discussions on Budget process as it relates to the work of the Building Committee.
- a. Clare Kilgallen asked if the goal is to vote on the budget by March 9th.
  - b. Ms. Kilgallen said the committee needs to discuss what is eligible and what is not eligible for State reimbursement. She also requested a list of other Diversity

Schools in CT that received State reimbursement. Ryszard Szczypek said he will ask the State for those numbers. The CM also said he will look for the same.

- c. Peter Bernstein wanted to discuss the method of reducing the costs. He said the committee needs to understand the numbers and why they are what they are.
- d. Steve Walko said the BET is looking at the State guidelines for square footage costs and the Greenwich guideline. This project exceeds both the State and Town guidelines.
- e. Dean Goss asked if the committee should edit the Ed. Specs. Mr. Walko said the committee must follow the Ed. Spec. He further said reducing the size of the building does not mean reducing the Ed. Spec.
- f. Drew Marzullo questioned if the cost of the building can be reduced by \$6 million. Ryszard Szczypek said TSK is reviewing how that can be done now. They are looking for items that the CM may have misunderstood or can be changed.
- g. Jake Allen said this process is typical.
- h. Drew Marzullo asked where the cost savings will be coming from. Ryszard Szczypek said some areas could be the finishes, architectural features, bridges and skylights. These changes will effect the overall look but not the design of the building. It is the responsibility of the committee to balance the changes.
- i. Peter Manning said Gilbane was looking at the MEP number in more depth for savings. It is typical to adjust the MEP number after SD. Mr. Walko said it was a similar process with the Hamilton Avenue Project.
- j. Steve Walko informed the committee he was told that the Superintendent publicly said the cost of the portables with the reimbursement will be less then busing.
- k. Patricia Kantorski asked if it was already decided if modulars would be used. She pointed out the committee had not voted to use modulars yet. Mr. Walko said that keeping the children in the existing school will likely increase the cost of the construction. He said the committee will make their recommendations and the BET will decide if modulars will be used.
- l. Clare Kilgallen said it was not fair for the BET to hold the committee to original estimate which was only meant to be a place holder. She also said everything regarding the building effects the education.
- m. Tony Turner said it is important to understand the maintenance and operational costs.
- n. Patricia Kantorski said it was important for the new school to have a “Wow” factors to help attract students from all over town.

#### 4. Further Discussion

- a. Bill Drake was asked if he had anything to add to the budget discussion. He said he didn't except to note that the BET has a high degree of trust in Steve Walko.

- b. Will Schwartz asked to verify the order of magnitude on the SF per pupil i.e., State grant reimbursement is 125 SF/pupil, the GPS average is 155 SF and as currently designed, New Lebanon is 166 SF.
  - c. Clare Kilgallen pointed out that Glenville School's SF/pupil was the basis for the feasibility work, which differs from the GPS average.
  - d. Bill Drake said that the BET Budget Committee meets the afternoon of 3/15 and suggested that the NLBC might want to move its 3/16 meeting to 3/15 in the A.M.
  - e. Ryszard Szczypek said another area that needs to be examined is understanding the existing inventory of NL's FF&E and Technology and whether any existing furniture or technology will be usable in August 2018. Such information is needed from GPS to be relayed to the NLBC and the Design Team.
  - f. Tony Turner is concerned about the misstatements of Chairman Lash earlier this week.
  - g. Steve Walko said that his viewpoint is to look forward. While he does agree there were misstatements such as saying the NLBC hasn't looked at modular construction or renovation, we should look forward and suggested providing the BET more data. Tony Turner said the NLBC has done our work in a stellar and discerning way.
  - h. Chairman Lash's statement "we've [the NLBC] put kids in a box" is false. Renovation was looked at by the Feasibility team, GPS, and the RTM over 16 months ago. "Major falsehoods must be addressed."
  - i. Dean Goss supported Tony and said that the comments and the press reporting casts the NLBC in a bad light. Steve said a response to the falsehoods should be addressed as part of Friday's work.
5. The meeting was adjourned by Mr. Walko at 9:20 am.