

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

DATE: May 25, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 7:00 - 8:20 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

Absent: 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)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Debbie Applebaum (BOE)

1. Meeting was called to order by Mr. Walko at 7:00 pm
2. Update from Chairman
 - a. Steve Walko said the project received approval from the IWWA. Mr. Walko thanked TSK and Gilbane for their work in achieving approval.
 - b. Mr. Walko said the new retention basin which is proposed to be located in the ball field should be underground.

- c. Mr. Walko said he was informed that there needs to be access for the handicapped around the entire ball field and still maximize the field.

3. Update by Tai Soo Kim

- a. Ryszard Szczypek said TSK will meet with the physical education staff and the Town Parks & Recreation Department next week to discuss the new gym.
- b. Mr. Szczypek told the committee that the Minutes of the Meeting taken at any of the meeting TSK is a part of will be posted on the FTP site.
- c. Mr. Szczypek said the the Design Development (DD) Set will be ready June 24th and Gilbane will do a DD estimate. Gilbane will also update the schedule at this time.
- d. Ryszard Szczypek said TSK will meet with the State to discuss the State standards for the Construction Document plans and specifications (CD's).
- e. Mr. Szczypek said TSK will know by May 31st, if the State's interpretation of the square footage calculations for the mechanical space in the basement is the same as TSK's. At this time, TSK has not include the mechanical space in the square footage calculation of the building. If the State does not agree with TSK's method of calculating the square footage of the building, they will locate the mechanical equipment on the roof adjacent to the equipment already proposed on the rooftop. He said the equipment will be screened from view and have isolation devices to reduce the noise level.

4. Discussion of Modulars

- a. The committee discussed the impact the modulars would have on the school and on the schedule. Ryszard Szczypek gave the committee members a copy of the Impact of Portable Classrooms on Cashflow - assuming Grant Approval in 2017 chart. They also reviewed the process. Laura Erickson reminded the committee the BET made the approval of project budget conditional on the modulars being in-place. Peter Berstein said the bids could be expedited by bidding the modulars in January and holding the bid for 60 - 90 days if needed before the contract is signed.
- b. Steve Walko noted the committee had made a motion 4/06/16 to house the students during the construction to be prioritized as follows: 1.) modulars located at Western Middle School, 2.) modulars located at William Street West ball field, 3.) leave the students in the existing school until they can move into the new school and 4.) bus the students to schools throughout the district. He asked the committee to now discuss the viability of locating the modulars on the William Street West ball field. The committee discussed these options.

- c. Peter Manning gave the committee members a copy of a site plan of the proposed new school, including the modulares located on the William Street West ball field. He said it would be optimum if the 5th grade attend school during the construction at Western Middle School. He said there was not enough room on the ball field for a gym or a cafeteria. He suggested the students use day-trips and the outside for their gym time and the multi-purpose room for their cafeteria.
- d. Peter Manning noted there is a gas line running under the ball field.
- e. Patricia Kantorski asked if Gilbane had studied how the traffic flow would work if the modulares were located on the William Street West ball field. Mr. Manning said they had not, except using William Street West as the bus and parent drop off area. Clare Kilgallen asked Mr. Manning if the existing school demolition could be staged. He said it could not. Jim Hricay added that the remediation was complicated and would make it too difficult to stage.
- f. Ron Matten addressed the State reimbursement regarding the modulares and said the district needs to decide the number of classrooms that are required.
- g. Nick Macri stated he thought the Western Middle School was the best site to locate the modulares and the best site for housing the students during construction.
- h. Ron Matten questioned the need to do a Phase 1 & 2 for the modulares. Ryszard Szczypek said it would take 30 days to do the soil tests and the State would make the decision soon regarding the requested modification to use slab construction. Jake Allen noted that it was a known that contaminates were found at Western Middle School fields.
- i. Steve Walko advised the committee they needed to decide on the location and process regarding the modulares either now or at the next meeting to meet the proposed schedule. Mr. Walko said the choices were either to 1.) take Western Middle School off the table because of the unknowns, 2.) move forward and decide not to test or 3.) do the soil tests, which might require BET approval and noted, if contaminates were found, it would be impossible to keep the schedule.
- j. Peter Manning informed the committee the cost was the same for using modulares and for leaving the children in the existing school during construction.
- k. Steve Walko told the committee they would decide at their next meeting, June 1st, if the soil at Western Middle School should be tested or not and if they wanted to change the priorities of where the children will be housed during the construction.
- l. Laura Erickson said the BOE was scheduled to have a work session June 2nd.
- m. Clare Kilgallen made a **Motion** and Dean Goss seconded it to authorize Steve Walko to go to the BET Budget Committee for release of the funds by the full BET in the amount of \$1,800,000. for this Fiscal Year. The motion was approved with a vote of 7-0-0.
- n. Steve Walko discussed seeking \$68,000. from the BET to complete the amount of money needed to remediate of the William Street West ball field. Ryszard Szczypek said the NLBC should make the remediation a part of the project because then it would be eligible for State reimbursement. Drew Marzullo suggested Amy Siebert, Commissioner of Public Works, be asked to attend the

NLBC's next meeting to discuss the bids received for the remediation for the William Street West ball field. Clare Kilgallen asked if the committee could ask her to give a status report. Steve Walko said he will find out from the DPW where they are on the remediation.

5. Update by Subcommittees

- a. Jake Allen said he would have the timeline prepared for the next meeting.
- b. Clare Kilgallen requested that the full committee read and comment on the Owner's Representative's RFP & Contract.

6. Approval of the Meeting Minutes

- a. A **Motion** was made by Bill Drake and seconded by Clare Kilgallen to approve the minute of meeting for 5/18/16. The motion was approved with a vote of 7-0-0.

7. Discussion of Next Steps

- a. Clare Kilgallen discussed the FF & E meeting that took place earlier this month regarding the school's Media Center. Ms. Kilgallen noted the District is in the midst of a library learning commons (LLC) pilot for school media centers and the LLC is due to be fully implemented in elementary schools by the time the new school opens. Ron Matten said revisions to address this part of the program could be done at a later date. Ryszard Szczypek added the Ed. Spec. can be amended anytime to coordinate with the DD Phase.
- b. Nick Macri informed the committee the DPW and P & Z requested that the traffic flow not be changed on Church Street West or a 4-way Stop sign installed at Mead Avenue. He said the Town would revisit this request once the school was open for 3 - 4 months if it doesn't work.

8. The meeting was adjourned by Mr. Walko at 8:20 pm.