

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

**DATE:** June 1, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 9:30 am

**Committee Members Present:**

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

**Ex-Officio Members Present:**

Tony Turner (RTM)  
Will Schwartz (DPW)  
Nick Macri (P&Z)  
Laura Erickson (BOE Chair)  
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)  
Barbara Riccio (NL Principal)  
James Hricay (MDO-BOE)  
Debbie Applebaum (BOE)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Update from Chairman Steve Walko
  - a. Steve Walko told the committee the main focus of this meeting would be to discuss the modulars.

- b. Mr. Walko said members of the NLBC, GLS Central Office, TSK and Gilbane had met with the State to discuss the grant regarding reimbursement. Bill Drake informed the committee that it was a positive meeting with respect to receiving reimbursement for the school, but less so for the offsite modulars. He added that the State will review both applications. Jim Hricay suggested there is a clear rationale and need for locating the modulars off-site. Ron Matten noted the State indicated it was willing to work with us and recommended sending a draft submission about modulars for it's review in advance of the final version. Jim Hricay said the State was less receptive to including the 3,000 sq. ft. mechanical space in the basement for reimbursement.
- c. Steve Walko said the project has a strong likelihood of receiving 80% reimbursement, but the modulars were not certain. Mr. Walko said he had a conversation with the State regarding locating the modulars on the William Street West ball field. He said the State expressed that the site was too close to the existing school to understand why the existing school could not be used.
- d. A **Motion** was made by Patricia Kantorski and seconded by Brian Harris to change the priority of where to house the students during construction as follows:
  - 1.) leave the students in the existing school until they can move into the new school
  - 2.) modulars located at Western Middle School,
  - 3.) modulars located at William Street West ball field and
  - 4.) bus the students to schools throughout the district.After the committee discussed the priority change, the motion was withdrawn and a vote was not taken.

### 3. Update by Tai Soo Kim

- a. Note: Items discussed by Ryszard Szczypek are included under #4.

### 4. Discussion and Vote on location of Modulars

- a. Steve Walko asked Peter Manning to discuss the finances regarding the modulars.
- b. Drew Marzullo stated that it had been decided that leaving the children in the existing school during construction was not safe and could not be accomplished for the duration of the construction of the new school. Patricia Kantorski said it was not a general consensus of the NLBC that the existing school was not safe. Peter Manning explained that the children could stay in the school for the entire duration of the construction and safety concerns addressed. Mr. Manning added the abatement of the existing school would be done during the summer and vacations and the egress can be worked out.
- c. Steve Walko reviewed the process for the students staying in the existing school until they could move into the new school. Nick Marci noted the intended schedule of the construction was for two summers and one school year.

- d. Steve Walko said his understanding, when he spoke to Ryszard Szczypek, was the State had given a verbal approval for the modification of the modulars. Mr. Szczypek confirmed this was his understanding too.
- e. The committee discussed approving \$7,750. for Langan to do the soil testing. Steve Walko discussed how the committee should proceed. Mr. Walko said the committee has been frugal with expenses and historically the BET has handled soil remediation separately from the project.
- f. Clare Kilgallen discussed what it would mean to the students and IB program if the students stayed in the existing school during construction. Brian Harris suggested that if extra space was needed, a few modulars could be located adjacent to the library. Patricia Kantorski suggested if extra space was needed the 5th grade could relocate to Western Middle School for one year.
- g. Nick Macri said the NLBC must look for the best solution for the housing the children during construction which does not disrupt the education of the children.
- h. Steve Walko said if the Western Middle School site is chosen for the modulars, he thinks the soil should be tested where the modulars and play area will be located. He further said other Town Agencies would decide if testing will be done on the rest of the site
- i. The committee discussed the cost and type of the soil testing. Steve Walko said Langan's had revised their proposal to do Phase I & II for a Not-to-Exceed fee of \$33,100. It was decided the only type of soil tests that will be done will be what is required by the Department of Environmental Protection.
- j. Patricia Kantorski asked TSK to comment on the time the soil tests would take and what the options are if contaminants were found. Ryszard Szczypek said it would take one day to take the samples and 7 days to find out the results. Mr. Szczypek also said the options would be 1.) put clean soil over the contaminated soil to cap it, 2.) pave the play area and install a resilient surface or 3.) excavate and cart the soil away.
- k. Drew Marzullo made a **Motion** and Brian Harris seconded it to preform soil tests consistent with previous projects and based on the Langan Proposal of 3/10/16 for a Not-to-Exceed fee of \$38,500. The committee discussed the motion concerning the depth of the footings. Laura Erickson informed the committee the depth of the soil samples taken at Greenwich High School MISA project ranged from three inches to one foot. The motion was denied with a vote of 1-7-0.
- l. Brian Harris made a **Motion** and Peter Bernstein seconded it to preform soil tests based on Langan's proposal revised 5/31/16 for a Not-to-Exceed fee of \$33,100. The motion was approved with a vote of 8-0-0.
- m. Steve Walko summarized the discussion by saying the original priorities had not changed, soil tests would be preformed at the required depth and TSK would write the Change Order for the agreement.
- n. Dean Goss made a **Motion** and Clare Kilgallen seconded it to authorize the chairman to sign the change order for the soil tests at Western Middle School. The motion was approved with a vote of 7-0-0.

- o. Drew Marzullo said using modulars needed MI approval. The committee discussed this issue.
  - p. Steve Walko updated the committee on the Town process to locate the modulars on the William Street West ball field.
  - q. Clare Kilgallen made a **Motion** to ask Amy Siebert, Commissioner of Public Works, to request an appropriation to the BET & RTM for their June meetings for approval for the William Street West ball field remediation project. The motion was approved with a vote of 6-0-0.
5. Update by Subcommittees
- a. Jake Allen handed the committee members copies of the Proposed Project Schedule dated 5/31/16. He asked them to review the schedule and said it would be discussed at their next meeting.
6. Approval of the Meeting Minutes
- a. Approval of the 5/25/16 Meeting Minutes were postponed until the next meeting.
7. Discussion of Next Steps
- a. Note: The 'Next Steps' were discussed throughout the meeting.
8. The meeting was adjourned by Mr. Walko at 9:30 am.