

August 15, 2014

FINAL

Minutes of Meeting

Feasibility Committee Team Meeting #4

Project: New Lebanon Elementary School Feasibility Study

Meeting Location: BOE Business Office  
290 Greenwich Avenue

Meeting Date: August 14<sup>th</sup>, 2014

Present:

Barbara O'Neil, BOE Chairman  
Peter Von Braun, BOE  
Ben Branyan, Managing Director  
of Operations  
Ronald Matten, Director of  
Facilities  
Barbara Riccio, NL Principal  
William Drake, BET  
Jeff Ramer, BET

Robert Tuthill, RTM  
Clare Kilgallen, NL-PTA  
Mike Bocchino, NL-PTA  
Erin John, NL Teacher  
Michael Tribe, Peter Gisolfi Associates (PGA)  
Peter Gisolfi, Peter Gisolfi Associates (PGA)  
Ronen Wilk, Peter Gisolfi Associates (PGA)  
Ryan Wohlstrom, Langan  
Tim Onderko, Langan

Not Present: William McKersie, Superintendent

The following items were discussed at today's meeting:

**1. Previous Meeting Minutes**

- a) Draft minutes were emailed earlier in the week and hard copies were distributed at today's meeting.
- b) There was a general acceptance of July 29<sup>th</sup> meeting minutes with no further comments.

**2. Environmental Investigation**

- a) Ryan Wohlstrom from Langan presented the preliminary findings of the wetland investigation, the Phase II Environmental Report soil borings and the additional soil borings in the ravine east of the school and in the field north of the school.
  1. A wetland area is determined to be at the bottom of the ravine with its northern edge about 75 feet southeast of the school building. Additional study by a wetland scientist will need to be conducted and presented for review by Greenwich Inland Wetlands and Watercourses Agency. Assumed buffer is 100 feet though final requirements will be established as part of the review.
  2. Visual inspection of the soil borings by the buried oil tanks did not show signs of petroleum contamination though final results will be determined after the lab report is finalized.
  3. The borings found rock to be at depth of 8 to 9 feet by the school building, at about 6 feet in the field and 14 feet on the north side of the ravine and 9 feet further south in the ravine.

**3. Space Program**

- a) The Space Allocation, Benchmark Analysis and Feasibility Study work sheets were redistributed to the BOE. The SF per student planned to be 144 – 143 SF per student which is in line with the desired standard.
- b) PGA informed the board that based on field measurements performed by PGA the actual existing building size is 37,000 SF and not 30,000 as previously thought based on record architectural drawings provided to PGA by the BOE.
- c) PGA presented a preliminary comparison of the sizes and the calculated square feet per student for the elementary school in the district. The proposed New Lebanon school is similar in size to the average district size.

**4. Site Planning Options**

- a) PGA presented four schemes to the BOE; A1, A2, B1 and B2.
  - 1. Jeff Ramer was concerned about the operation of the existing school while the connection to the new adjacent building is being made as well as when the renovation to the existing building takes place. PGA said that the work in these areas will take place over two summers and can be coordinated to avoid disruption of operations at the existing school during construction.
  - 2. William Drake liked the field design and the proximity and physical connection to the school. He would like to see the gym moved north on scheme A1 to be closer to the field. Would like to see a contiguous relationship between the gym, playground and field.
  - 3. In response to schemes B1 and B2 Robert Tuthill was concern about the new building taking over an existing open space in a central residential location.
  - 4. Location of playground should be looked at in A1 and 2 schemes as parking is currently shown in the current playground location. Playground is important and an adequate location and space need to be provided for it. Two playgrounds for lower and upper grades should be included in the site plan.
  - 5. Clare Kilgallen pointed out that pedestrian access to the school and separation between pedestrians and cars needs to be looked at. Many students walk to school.
  - 6. The library will need to be engaged by the BOE to talk about use of their eastern parking area as shown on scheme B2.
  - 7. The current field is under-utilized and the town receives minimum rental fees for this field. PGA shall present options for field layouts. Parks and Recreation will approve the fields through the Municipal Improvement approvals.

**5. Next Steps**

- a) Next meeting on Wednesday 8/27/14 in the Library between 3:00 to 5:00.
- b) The Ed Spec will need to be presented prior to the September meeting and it will be voted on at that meeting. A preliminary estimate will need to accompany the Ed Spec. PGA will prepare estimates for options A1, A2 and the two B schemes which should be pretty similar in cost.
- c) Hard estimate based on preliminary scheme should be available prior the BOE October vote.