

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

DATE: July 20, 2016
LOCATION: Havemeyer Board Room
TIME: 8:00 - 9:23 am

Committee Members Present:

Stephen Walko - Chairman
Bill Drake - Vice Chairman (BET) via phone
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)
Laura Erickson (BOE Chair)
Drew Marzullo (Selectman)
Absent: Nick Macri (P&Z)

Others Present:

Jesse Saylor (Tai Soo Kim)
Ronald Matten (DOF-BOE)
John Frangione (BOE Facilities)
Pat Moran - BOE Finance Supervisor
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Debbie Applebaum (BOE)
John Blankley (BET)
Dr. Salvatore Corda (Interim Superintendent)

1. Meeting was called to order by Mr. Walko at 8:00 am

2. Update from Chairman

- a. Steve Walko acknowledged that a lot of work has been done to date to prepare to vote on the temporary location of the students during construction.
- b. A **Motion** was made by Clare Kilgallen and seconded by Jake Allen to **approve Tai Soo Kim Partners Architects' Invoice #6 dated July 1, 2016 subject to the Finance Board approval in the amount of \$234,478.91. The motion was approved with a vote of 7-0-0.** Bill Drake was absent.
- c. A **Motion** was made by Clare Kilgallen and seconded by Brian Harris to **approve Gilbane's Invoice #2 dated July 6, 2016 subject to the Finance Board approval in the amount of \$3,946.11.** Mr. Walko noted that Gilbane's monthly submissions to date have been for Pre-Construction Services. **The motion was approved with a vote of 7-0-0.** Bill Drake was absent.

3. Update by Tai Soo Kim

- a. The update by TSK is incorporated in Item #4 below.

4. Discussion and vote on temporary location of students

- a. Peter Manning updated the committee regarding the modulares. Mr. Manning outlined the cost estimates Gilbane discussed with three Modular Construction contractors. He said it was typical for rented modular classrooms to be used and not new, but they would be refurbished and sprinkled. Mr. Manning further said the number of modulares available was limited and the timing of when they would be available was difficult to accomplish.
- b. Peter Manning discussed the possibility of renting two story modulares to save space. Mr. Manning said the two story modulares will need footings below the frostline. Brian Harris asked if the soil tests done were deep enough to allow excavation for the footings. Mr. Manning thought that they were, but would further investigate this issue.
- c. Steve Walko discussed the possibility of the BOE testing the rest of the fields at the Western Middle School for contaminants. Mr. Walko said the State DPH wants the entire field tested before they make a decision to allow the modulares to be located on a portion of the fields. Jesse Saylor said TSK did not think the State would reimburse the town for the cost of the off-site modulares.
- d. Jesse Saylor said TSK had asked the Town Fire Marshall and the Building Department officials if they were comfortable with leaving the students in the existing school during construction and they said they were.
- e. Peter Manning gave the committee a three page document of site & floor plans showing how the construction would be phased if the students stayed in the

existing school and included an egress plan. Mr. Manning said the P & Z asked TSK for a plan showing temporary parking and the bus loop. Jake Allen ask Gilbane if the Phasing Plan could included in the Construction Documents (CDs). Mr. Manning said the Phasing Plan would be integrated into the CDs and that Gilbane will work with TSK to accomplish that. Jesse Saylor said TSK had confidence in Gilbane's Phasing Plan. Jake Allen said he spoke to the Fire Marshall, Shawn McDonnell, about the students staying in the existing school during construction. Mr. Allen said Mr. McDonnell's opinion was similar to Bill Marr's, the Town Building Official, that if it was code compliant it would be acceptable.

- f. Barbara Riccio asked Peter Manning to discuss how the parking, bus drop-off & pick-up and the playground area would work during construction if the students stayed in the existing school. Mr. Manning said during Phase I only the 10 parking spaces by the stone wall would be eliminated, but during Phase II all the parking spaces at the top of the hill would be eliminated. Mr. Manning said Gilbane had planned to use the ball field to replace these parking spaces. Patricia Kantorski noted that there is a parking lot on the corner of William Street West and Mead Ave. owned by Mr. Catalono and it maybe possible to use it for the teachers parking. James Hricay said he would look into it. Will Schwartz said the Town owned William Street Parking Lot could not be used because it was full during the day.
- g. Steve Walko said the Town Law Department did not have a written opinion yet determining if an MI was required to for the students to stay in the existing school during construction.
- h. Peter Manning asked when and what was needed for the BOE to make the decision of where to house the students during construction. Mr. Manning also asked who has the authority to make the decision and suggested the BOE needs to discuss this issue. Laura Erickson said it is on the 8/2/16 BOE agenda.
- i. Drew Marzullo asked if a traffic study of how keeping the children in the existing school during construction needed to be done before the BOE voted. Peter Manning said the volume of construction traffic would be the same no matter which option was selected. Clare Kilgallen asked what the peak construction hours would be and it would create a conflict with the students. Mr. Manning answered the peak hours would be 7:00 am to 3:30 pm, but those hours can be changed to accommodate the school. Jesse Saylor responded to Steve Walko's inquiry concerning TSK's experience in this matter that TSK had worked on other projects where this was successfully accomplished.
- j. Laura Erickson said there should be a Community Outreach to inform the parents and community of the schedule and phasing plan. Patricia Kantorski asked Barbara Riccio if she had received any responses from the parents of the students to the letter she wrote & emailed to them concerning the location of the students during construction. Ms. Riccio said she had two comments, one about

accommodating a student with special needs and one to inquire if anyone can go to the NLBC meetings.

- k. Steve Walko inquired if the school would lose their IB accreditation if the students were bused to other schools in the district. Barbara Riccio said there wasn't anything definitive, but she thought they would not. Brian Harris commented that it would be a challenge to have the children dispersed to several schools. Clare Kilgallen reminded the committee that it wasn't only the IB program, but also the educational magnet issue to address racial balance that was at jeopardy. Ms. Kilgallen said bussing the students would be a hardship to the Byram Community. She further said keeping the children in the existing school has always been a part of the process since October 2012 and it is the norm not the exception to leave the students in the existing school during construction. Drew Marzullo said he was concerned about the children's safety. Peter Berstein said he was concerned with how staying in place would affect the students education and safety.
- l. Steve Walko commented that the committee has all the information necessary to make the decision on the temporary location of the students during construction except 1.) the State DPH decision relative to the remediation testing and 2.) if an MI is needed for both the stay-in & modular options. Mr. Walko further said the committee knows 1.) the cost of the modulares, 2.) the reimbursement issues, 3.) the safety/egress plan for staying in place and 4.) how bussing would effect the IB program.
- m. A **Motion** was made by Clare Kilgallen and seconded by Brian Harris as follows: **"The NLBC recommends that during construction, the students remain in the current school building, subject to review by the Board of Education at its August 2, 2016 meeting. In the event that the Board of Education does not ratify this recommendation, that the Board of Education immediately transmit the MI request for modular classrooms at Western Middle School to the Board of Selectmen."** The committee discussed the pros & cons of the motion. It was decided that it was imperative to make the decision now. Laura Erickson commented on the need for a public hearing. **The motion was approved with a vote of 6-1-0.** Peter Berstein voted against the motion and Bill Drake was absent.

5. Update by Gilbane on Design Development Estimates

- a. Peter Manning said that Gilbane had completed the Design Development (DD) cost estimate. Mr. Manning also said TSK has reviewed it and made some adjustments. He also said the estimate does not account for the \$300,000. reduction imposed by the BET.

- b. Mr. Manning said TSK has identified several Add and Deduct Alternates as a cost control measure and discussed the cost implications. He said that all Department review items have been incorporated into the design.
 - c. Mr. Manning gave the committee members a handout of the cost analysis of the stay in place option.

- 6. Approval of 6/22/16 & 7/13/16 Meeting Minutes
 - a. Approval of the 6/22/16 & 7/13/16 Meeting Minutes was postponed.

- 7. Discussion of Next Steps
 - a. Steve Walko said there has been an appeal of the MI based on the size of the new school. The appeal will be on the agenda for the September RTM meeting.
 - b. Mr. Walko informed the committee the Paper Road issue needs to be approved by the RTM. The deadline for filing for this item is August 20th.
 - c. After some discussion, Mr. Walko cancelled the scheduled July 27th meeting and rescheduled it for August 3rd. The August 3rd meeting will be focused on the Design Development documents.

- 8. The meeting was adjourned by Mr. Walko at 9:23 am.