

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

**DATE:** Friday, January 15, 2016  
**LOCATION:** BOE, Staff Development Room  
**TIME:** 8:00 - 9:00 a.m.

**Committee Members Present:**

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

**Ex-Officio Members Present:**

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

**Others Present:**

Ryszard Szczypek – Tai Soo Kim  
Ronald Matten (DOF-BOE)  
Barbara O’Neill (BOE)  
Barbara Riccio (NL Principal)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Steve Walko outlined the project’s history, where it should be headed in the future and that all options are on the table.
3. Discussion of 2 Schematic Design Options by Tai Soo Kim Partners & Committee
  - a. Ryszard Szczypek (TSK) discussed Option 3 and 4.
  - b. Nick Macri discussed the pros and cons of each design. He noted that Option 3 could not be moved any further North to accommodate a larger playing field because it was located on the property line. He also commented that Option 3 was all about the children.

- c. Bill Drake stated that both designs achieved the desired objectives. He also questioned if Richard Street should be opened to emergency vehicles. It was noted that the Town Fire Marshall would decide if that access was needed.
- d. Bill Drake said it was undesirable in his opinion to have vehicles access the field. He felt the property line was irrelevant and the field should be expanded.
- e. Brian Harris said he liked both schemes, but thought Option 3 was best for the IB Program. He would defer to the Educators in Town, which have expressed that they like Option 3 the best.
- f. Peter Bernstein said that he would vote for Option 3, because he was not in favor of the split building concept as laid out in Option 4.
- g. Steve Walko discussed how the property line effected the footprint of the building. He said if the footprint of the building could cross over the property line then the elevation would be improved. Ryszard Szczypek agreed with his observation.
- h. Bill Drake commented on the status of the abandoned road that runs thru the property and questioned if a separate MI maybe needed.
- i. Patricia Kantorski discussed the use of the building after school hours. She noted that the school is used for voting, the school tag sale, concerts to name a few. Mrs. Kantorski asked TSK if it was possible to design a secondary entrance on the lower lever to accommodate these activities. Ryszard Szczypek said TSK would consider this request while developing the design.
- j. Clare Kilgallen discussed the Variance Report. Ryszard Szczypek discussed the possibility of using prefab and off-site construction to save time. He said the CM was the best person to answer the committee's questions concerning prefabricated construction. He noted that the CM needed to be onboard early to analyze the implications of prefab and off-site construction.
- k. Steve Walko noted that at the Hamilton School construction project the steel was prefabricated and because it was delayed, the project was held up. Ryszard Szczypek responded that in order to save time, the fabrication bid must be released early enough.
- l. Barbara Riccio said she supported Option 3 because the layout was the best for the IB Program, it was more compact, had a nice flow, a lot of light and was efficient. She like the concept of the central hub where everyone can participate, collaborate and work together as a team. Patricia Kantorski commented that education programs often change historically and asked if she thought the layout of Option 3 could work for a more traditional program. Ms. Ricco said she thought that it would work well for any program change in the future.
- m. Drew Marzullo discussed the process.
- n. Patricia Kantorski spoke about the need to develop the wooded area with the Art and Science Program in mind.
- o. Laura Erickson spoke about the importance of the playing field.

- p. Jake Allen discussed that the First Selectman had directed the committee to approve a design that located the new school building within the approved boundaries as shown in Option D revised of the Feasibility Study.
  - q. Steve Walko discussed how the playing field effects the project. He said the committee's main focus was the building.
  - r. A Motion was made by Brian Harris and seconded by Dean Goss for the Committee to vote on their preferred option and to forward it to the BOE. The vote was 7-0-0.
4. Vote on preferred option.
- a. The committee voted 7-0-0 in favor of Option 3.
5. Discussion of Next Steps
- a. Steve Walko said he spoke to the Town Attorney concerning the CM's Pre-Construction Services. After discussions with the Town attorney Mr. Walko said the CM estimate was critical to the design.
  - b. Steve Walko decided the January 20th meeting would be cancelled and the January 27th meeting time would be changed from 8:00 am to 7:00 pm. Patricia Kantorski was directed to have these changes posted.
6. The meeting was adjourned by Mr. Walko at 9:00 am.