

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

**DATE:** June 22, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 9:35 am

**Committee Members Present:**

Stephen Walko - Chairman  
Bill Drake - Vice Chairman (BET)  
Patricia Baiardi Kantorski - Clerk  
Clare Kilgallen  
Peter Bernstein (BOE)  
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)  
Ryan Wohlstrom (Langan)  
Jamie Barr (Langan)  
Ronald Matten (DOF-BOE)  
Barbara O'Neill (BOE)  
John Frangione (BOE Facilities)  
Peter Manning (Gilbane)  
Barbara Riccio (NL Principal)  
Debbie Applebaum (BOE)  
Jill Oberlander (BOE)

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

## 2. Update from Chairman

- a. Steve Walko explained that we may need to take further action regarding the 'Paper Road' relative to the RTM. Nick Macri related that the DPW and the Highway Division requires more information. Mr. Walko outlined the approval process, which are as follows: BOE - MI - P & Z - RTM. The RTM will meet in September.
- b. Ron Mattten informed the committee that the Town has submitted the application for reimbursement to the State and the State has confirmed receiving it. He said the application will be uploaded onto the FTP site.

## 3. Update by Tai Soo Kim

- a. Ryszard Szczypek informed the committee TSK will complete the Design Development Documents this week. He said TSK would make 1/2 size copies of the drawings for the committee members by the beginning of next week.
- b. Mr. Szczypek said Gilbane will then do a more accurate budget estimate based on the DD documents.
- c. Steve Walko said the committee will discuss the design and estimate at their July 27th meeting at 7:00 pm. The committee was instructed to review the documents and relate their comments and questions to TSK via Mr. Walko.
- d. Mr. Szczypek said TSK had studied the William Street West playing fields as a alternate location for the modular classrooms. Their conclusions were similar to Gilbane's.

## 4. Discussion & Vote on temporary location of students during construction.

- a. Steve Walko reviewed the Options with the committee. He said only Option #4, which buses the children to other schools in the district would need BOE approval. Drew Marzullo asked why this was the case. Laura Erickson said the reason was because it is the only option that would effect the educational program.
- b. Ryan Wohlstrom reviewed Langan's soil test results. Mr. Wohlstrom said no contaminants except arsenic were found. To put the results in perspective he said anything above 10 is an exceedance. To be a 150 is a "significant environment hazard" the exceedance would have to be fifteen times that (or 150+). The highest level found at Western Middle School was 37. Testing was appropriate to the project plan. Langan said there were no impediment from the construction standpoint.
- c. The committee discussed locating the temporary modulars at the Western Middle School. Clare Kilgallen asked where the playground would be located. Ron Mattten identified it on the site plan. Ryan Wohlstrom clarified the location of

where the soil sample were taken. Peter Bernstein asked Ryszard Szczypek if the entire site needed to be remediated. Mr. Szczypek said it did not because the playground would use a rubber surface and the modulars only need to excavate to a depth of 6”.

- d. Laura Erickson asked Ryan Wohlstrom if the toxic soil posed a health risk to the contractors and if any of the soil needed to be remediated. Mr. Wohlstrom answered that the contractors would take health and safety measures during the modular installation. The arsenic is below grass sod and there is a separation. The area would be further covered by concrete and in the play area also by required playground barriers. He also said Langan will review the next steps with the State Department of Health. Ron Matten asked what the implication would be to the cost of the construction. Mr. Wohlstrom said he did not know.
- e. Ryszard Szczypek discussed the plan to install the modulars with the committee. Peter Bernstein asked if the site would be fenced off. Mr. Szczypek said that it had not been decided yet. Jake Allen noted that the modular site was a normal construction site. Nick Macri asked if the length of time a person is exposed to the contaminants had any bearing. Mr. Wohlstrom answered that the duration of exposure would be factored into the equation by the State Department of Health.
- f. Brian Harris asked for a clarification of where the four sample areas that exceeded the allowable containments were located. Mr. Wohlstrom said two were under the modulars and two were near the building.
- g. Drew Marzullo suggested the contaminated soil was a perception issue and asked how the schedule and cost would be effected. Ryan Wohlstrom said the State Dept. of Health would need to decide if the soil needed to be remediated before he could answer that question.
- h. Patricia Kantorski asked Ron Matten if the State would require the entire site investigated before they made a determination of what needed to be done. Mr. Matten said it would not.
- i. Jake Allen noted that there wasn't any information on the site plan to determine the amount of cut & fill needed. Peter Manning said 400 yards of material would be disturbed to install the modulars.
- j. Bill Drake said the committee needed to understand the cost of each option. Peter Manning said Gilbane would analyze the costs and schedule implications. Nick Macri noted that the timing for making the decision of where the students will be located during construction was important and should be decided now and not delayed.
- k. Drew Marzullo suggested that the contaminated soil should be remediated now even if it was not required. Brian Harris asked who would pay for the remediation. Steve Walko asked Langan when the State would decide if the soil needed to be remediated. Ryan Wohlstrom said they should decide soon, but could not be more specific.
- l. Drew Marzullo made a motion to remediate the four areas where contaminated soil was found immediately. The motion was not seconded and no vote was taken.

- m. Patricia Kantorski suggested the committee reconsider keeping the children in the existing school during the construction. Drew Marzullo said he believed an MI approval would be required if the existing school option was used.
5. Update by Subcommittees
- a. Clare Kilgallen and Steve Walko discussed the scope of work and budget for the Commissioning Agent and the Clerk-of-the Works. Mr. Walko said the committee will vote to approve the Commissioning Agent's RFP at their next meeting.
6. Approval of the Meeting Minutes
- a. Approval of the June 1, 2016 Meeting Minutes was postponed.
  - b. A **Motion** was made by Brian Harris and seconded by Clare Kilgallen to approve the minutes of meeting as amended for 6/08/16. The motion was approved with a vote of 8-0-0.
  - c. A **Motion** was made by Brian Harris and seconded by Dean Goss to approve the minutes of meeting as amended for 6/15/16. The motion was approved with a vote of 8-0-0.
7. Discussion of Next Steps
- a. Steve Walko reviewed the information the committee received &/or discussed to date regarding the modulars. Mr. Walko said the committee would vote on which option they recommended at their next meeting.
8. The meeting was adjourned by Mr. Walko at 9:35 am.