

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

DATE: June 29, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 8:55 am

Committee Members Present:

Stephen Walko - Chairman
Bill Drake - Vice Chairman (BET)
Patricia Baiardi Kantorski - Clerk via phone
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)
Drew Marzullo (Selectman)
Absent: Laura Erickson (BOE Chair)

Others Present:

Ryszard Szczypek (Tai Soo Kim)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
Ryan Wohlstrom (Langan)
Jamie Barr (Langan)
Barbara Riccio (NL Principal)

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

2. Update from Chairman

- a. Steve Walko raised the question whether keeping the existing school open during construction requires an MI or the Selectman's approval. The committee discussed this issue.
- b. Steve Walko asked the committee to be ready with any questions they had concerning the project. Mr. Walko said all the information on the project is on the website and a 1/2 size hardcopy in Ron Matten's office. Mr. Walko also asked the committee if they had any questions about the DD work.

3. Update by Tai Soo Kim

- a. Ryszard Szczypek said a full set of the Design Development (DD) drawings and specifications were on line and a hard copy was in Ron Matten's office. Mr. Szczypek said there were 127 sheets in the DD set representing all the disciplines involved in the design and the construction of the new school.
- b. Ryszard Szczypek said TSK would make a presentation of the DD work to the committee on July 27th.
- c. Ryszard Szczypek said the CM, Gilbane, will be working on the entire project. Mr. Szczypek discussed how the subcontractors will work on the project during construction.
- d. Peter Bernstein asked for a current room variance report.
- e. Mr. Szczypek informed the committee TSK filed the project with the State last week, but they have not received confirmation yet.

4. Discussion and vote on temporary location of students during construction

- a. The committee discussed the physical layout of the site and the relationship of the existing school to the Byram Shubert Library, which is heavily used by the students after school.
- b. The committee expressed its sensitivity to not under-estimating or over-estimating the student numbers included in the reimbursement request which will be submitted to the state (some time later in the project timeline).
- c. Steve Walko asked both TSK and Gilbane if it was typical, based on their professional experience, to have the students stay in the existing students when the new school is adjacent to the construction of the new school. Mr. Walko also asked TSK and Gilbane to comment on if there have ever been an accident and how the safety of the children would be addressed. Both TSK and Gilbane said it

was typical in their professional experience, there had not been an accident on the projects they worked on and a safety plan would be part of the CD's.

- d. Mr. Walko said Langan completed a health risk assessment of the soil at the Western Middle School site. The health and risk assessment was based on the exposure to the ground concentration of contaminated soil as if there were no modulars for elementary students for 1 year, Middle School students for 3 years, teachers for 25 years, the construction workers. He said Langan will review this report with the State in draft form and resubmit it if they request any changes. The overall assessment was that all results are very favorable and in range. Regarding ingestion, inhalation, and dermal contact they meet acceptable EPA ranges for no risk.
- e. Steve Walko discussed the timing and cost of remediation of the soil at Western Middle School. Mr. Walko encouraged Langan to send the information to the State and email the committee if the DPH approves the plan.
- f. Clare Kilgallen asked Langan what its typical experience had been with regard to state approval of Langan's draft report and recommendations.
- g. Steve Walko discussed the size of the modulars needed. Mr. Walko said there were 37 rooms planned. The children would have gym at the Girls and Boys Club. Clare Kilgallen explained how the cost for the classrooms are calculated, i.e., setup and breakdown costs are based upon the square footage of the modulars times an \$x factor plus monthly rent for the term of the use. Steve Walko said the committee should know the cost of the modulars next week. The footprint is smaller than the modulars used by Glenville and Hamilton Avenue. Nick Macri was ok with using the site but was concerned about the costs of construction being clearer. Patricia Kantorski supported his comments.
- h. Steve Walko said the committee needed an assessment from the State regarding reimbursement for the modulars. Brian Harris noted the committee should wait until the State gives their opinion to make their decision. Mr. Harris said he did not have confidence that the State would reimburse the Town for the modulars because they have never given reimbursement for off site modulars and it sets a precedent. Patricia Kantorski seconded Brian Harris's assessment.

5. Update by Subcommittees

- a. **A Motion was made** by Brian Harris and seconded by Clare Kilgallen **to issue a RFP regarding the Commissioning Agent in accordance to Town policy.** The motion was approved with a vote was 8-0-0.

6. Approval of the Meeting Minutes

- a. A **Motion was made** by Brian Harris and seconded by Peter Bernstein to **approve the minutes of meeting as amended for June 1, 2016**. The motion was approved with a vote of 8-0-0.

7. Discussion of Next Steps

- a. The committee discussed LEED certification.

8. The meeting was adjourned by Mr. Walko at 8:55 am.