

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

DATE: August 3, 2016
LOCATION: BOE, Staff Development Room
TIME: 7:00 - 9:15 pm

Committee Members Present:

absent - 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:

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

Others Present:

Tai Soo Kim (TSK)
Christine O'Hare (Tai Soo Kim)
Darin Overton (Milone & MacBroom)
Robert Hedman (Kohler Ronan)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
Barbara Riccio (NL Principal)

1. Meeting was called to order by Bill Drake at 7:00 pm
2. Update from Chairman
 - a. Peter Bernstein notified the committee the BOE had ratified the NLBC decision to house the students at the existing school during construction with a vote of 7-1-0. Peter Sherr voted against it.
 - b. Peter Bernstein informed the committee that if the William Street West ball field is not paved, then a MI is not required.

- c. The committee members were given copies of the Commissioning Agent Proposals. Clare Kilgallen directed the sub-committee to read the Commissioning Agent proposals and have their questions and comments ready to review at a future subcommittee meeting. Ms. Kilgallen discussed the possibility of the sub-committee making their recommendations to the full committee.

3. Presentation by Tai Soo Kim of the Design Development Documents.

- a. Bill Drake introduced Tai Soo Kim then Mr. Kim began the Design Development presentation.
- b. Tai Soo Kim said that TSK has completed the Design Development (DD) Documents (drawings & specifications) and have started the Construction Documents (CD).
- c. Christine O'Hare told the committee TSK met with the pertinent Town Agencies including the school staff, administration and principal, Barbara Riccio. Ms. O'Hare said TSK also discussed the new school's storage needs and furniture layout at these meetings. She said the CD's will reflect the fine details and TSK will work with Gilbane regarding the building constructibility.
- d. Christine O'Hare said the project received preliminary P & Z approval with no big outstanding issues. Ms. O'Hare said TSK is aiming to file for the final P & Z approval next week, expecting a decision in Sept./October and then sending the application to the State.
- e. Christine O'Hare explained that TSK met with the ARC and the committee had inquired about 1.) the bridges and 2.) the type of railings/guardrails. Ms. O'Hare discussed the cost implications of different designs and materials.
- f. Darin Overton reviewed the site plan, including the bus loop, traffic flow and parent drop-off lane with a 20-30 car queue line. Mr. Overton noted the vehicle circulation will be the same as it is now, but could change in the future by simply adding signage. He said the emergency access will be on the south side and they would be grass pavers on the east side of the building. Mr. Overton also said the two existing large oak trees on the plateau will be saved.
- g. Patricia Kantorski inquired if the ball field would be large enough for playing soccer and what type of fence was planned adjacent to William Street West. Mr. Overton answered that the field would be large enough for elementary school soccer practice, but not regulation adult soccer. Mr. Overton discussed that the Town wanted to use chainlink type fencing, but TSK was reviewing alternate materials. Ms. Kantorski noted seeing a spilt-rail type fence at a Town playing field adjacent to Pemberwick Road, a very busy street, and she would take a picture of it.
- h. Clare Kilgallen inquired about the best location for the walkways adjacent to the ball field. Christine O'Hare said she would look into improving the walkway

location. Ms. O'Hare noted the Town wants to use granite curbs and asphalt sidewalks, but alternate materials will be considered in the bidding documents.

- i. Tai Soo Kim reviewed the floors plans. Mr. Kim said TSK had reviewed the plans with the school staff and they thought the size and relationship of the rooms were good. Mr. Kim said the size of the classrooms meet the Ed Specs. Mr. Kim also discussed the acoustics of the cafeteria and the need for outdoor storage space for the outdoor gym equipment.
- j. Tai Soo Kim discussed the size of the classrooms and said they were 850 sq. ft. After some discussion by the committee, he said he will study the size of the classrooms and report back to the committee. Mr. Kim informed the committee the gross building area was 61,595 sq. ft., including the exterior walls.
- k. Tai Soo Kim then discussed safety measures. Mr. Kim said the Town Police & Fire Departments had reviewed the project and the design followed the District standards. Mr. Kim said the State recommended using ballistic or safety glass in the entrance doors and for all ground floor windows and to fence the entire perimeter of the site with varying height fencing. Mr. Kim noted that ballistic or safety glass would also serve to further reduce the traffic noise from I95.
- l. Tai Soo Kim reviewed the reflected ceiling plan and noted the classroom lighting fixtures reflected the light both up and down and they were LED type tubes which have a better light rendition than fluorescent lights. Mr. Kim also noted the gym lights were LED and the corridor lighting fixtures were flush with the ceiling.
- m. Tai Soo Kim discussed some of the materials used in the interior of the new school. Mr. Kim said the corridors would have enclosed display cases and 2'-10" high wainscoting using 1/16" plastic sheets which are good for maintenance. Mr. Kim said the lower grades would have wood cubbies, the upper grades metal lockers and the cafeteria would have acoustic panels surrounding it. Mr. Kim also discussed the exterior walls would be constructed using zinc panels with horizontal seams on top and masonry on the bottom.
- n. Tai Soo Kim showed the committee a slide of a perspective drawing and an animated walk-thru of the cafeteria/Media Center/Corridors, an exterior elevation drawing and a photo of the physical model.
- o. Additionally, Tai Soo Kim showed the committee a perspective of the south side of the new school from the ball field and exterior wall sections.
- p. Tai Soo Kim then showed the committee three different designs for the entrance bridge canopies of the new school. Mr. Kim discussed the pros and cons of each design.
- q. Robert Hedman discussed Heating, Ventilation, Air Conditioning (HVAC), Fire Protection and IT. Mr. Hedman discussed the PV array along the perimeter of the roof which will be used for electricity only. He then explained that the mechanical equipment also located on the new school roof would be energy efficient and screened from view. Patricia Kantorski expressed concern regarding the noise levels of the mechanical units because they are all located on the roof. Mr. Hedman said he did not think it would be a problem.

- r. Robert Hedman then discussed the building lighting. Mr. Hedman said all the lights would be LED fixtures with daylight and occupancy/vacancy sensors and the exterior lights would have photo sensors.
 - s. Robert Hedman also discussed the building plumbing and fire protection as well as IT and security systems. Mr. Hedman said the plumbing fixtures specified were energy efficient, there was a rainwater harvesting system and the new school would be full sprinkled. Mr. Hedman said there would be wireless access points, interior and exterior cameras, motion sensors, card readers, an intercom and speakers with a talkback function.
 - t. Robert Hedman said the building is designed with the goal of achieving LEED Gold with many energy efficient measures.
4. Discussion of Cost Estimate
- a. The discussion of the cost estimate was postponed until the next meeting.
5. Discussion of Next Steps
- a. Bill Drake discussed the TSK Team making a DD presentation to the community. Mr. Drake suggested the best time for the presentation would be after school begins and the best location would be either at the Byram Shubert Library or at the New Lebanon School gym/auditorium.
 - b. Christine O'Hare said TSK will be working on considering and answering the building committee's questions.
 - c. Peter Berstein recommended that two of the school's drinking fountains be the water bottle filler station type and all others could be the bubbly type water coolers.
 - d. Dean Goss reminded the committee that there was an appeal asking the RTM to reject the construction of a new school. Mr. Dean suggested the committee should form a statement outlining the consequences if a new school is not built. Mr. Dean said among other issues the project would lose State reimbursement funding and would not be in compliance to the State racial balance mandate.
 - e. Bill Drake said the next meeting would be August 17th at 8:00 am.
6. The meeting was adjourned by Bill Drake at 9:15 pm.