

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

**DATE:** August 17, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 9:25 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:**

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

**Others Present:**

Ryszard Szczypek (Tai Soo Kim)  
Jesse Saylor (Tai Soo Kim)  
Barbara O'Neill (BOE)  
Peter Manning (Gilbane)  
Peter Adamowicz (Gilbane)

**1. Call the meeting to order**

- a. Steve Walko called the meeting to order at 8:00 am.

**2. Update from Chairman**

- a. Steve Walko discussed the BOE decision to ratify the NLBC decision to keep the children in the existing school during construction of the new school. Mr. Walko also discussed the project schedule, the next BET budget meeting and the objection to the MI. He said once the MI is approved by the RTM the project schedule will be updated.

- b. Steve Walko asked the committee members to attend the District RTM committee meetings to talk to them about the MI, the elimination of the 'Paper Roads' and the budget.

### 3. Update by Tai Soo Kim

- a. Ryszard Szczypek said the [application would be filed] with the State next week. Mr. Szczypek informed the committee that TSK needed to slow down on the Construction Document (CD) work until the RTM approval, but it should not affect the completion date.
- b. Ryszard Szczypek explained that if the RTM and the State approves the project the bids will go out by June, but the contracts will not be signed until State approval is received and with the condition the project is subject to funding.
- c. Ryszard Szczypek said the State should review the Design Development (DD) documents next week. Clare Kilgallen ask Mr. Szczypek if the size of the classrooms effected the review. He answered that it does not.
- d. Steve Walko informed the committee TSK revised the DD documents after they received the committee's review and comments.

### 4. Discussion on Cost Estimate

- a. Steve Walko explained that there is approximately a \$900,000. minimum differential between the cost of the modulars, \$2,400,000., and the Stay-in School Option, \$1,400,000. Mr. Walko said it can not be assumed that the \$900,000. savings is available until the BET decides to release the money for the modulars. Mr. Walko said the project is subject to the \$300,000. reduction by the BET. Patricia Kantorski asked why the BET reduced the project by \$300,000. in an effort to understand if the cost savings from the modulars could be applied to the overall budget. Steve Walko said it was only a stand alone amount and still applied.
- b. **A Motion was made** by Clare Kilgallen and seconded by Brian Harris **to authorize the chairman of the NLBC Steve Walko to release and/or transfer \$2,398,000. from the BET originally authorization in the modular budget to be included in the overall budget.** The motion passed with a vote of 8-0-0.
- c. Peter Manning passed out copies of Gilbane's Total Project Cost Summary dated August 9, 2016. Mr. Manning and the committee discussed each item.
- d. Peter Manning said Gilbane needed confirmation as to whether the target cost of \$37,209, 465. was correct and was it the number the BET approved. Mr. Manning said the Target number includes the \$300,000. reduction by the BET and the cost of where the children would be housed during construction.

- e. Ryszard Szczypek discussed the project Alternates. Mr. Szczypek said they were in response to value engineering during the Schematic Design (SD) Phase and based on comments by the P & Z, ARC, Security Group and LEED Group during the DD Phase. The Alternates totaled \$447,000. Steve Walko ask TSK if Alternates were typical. Mr. Szczypek said they were. Peter Manning elaborated.
- f. Ryszard Szczypek recommended not changing the budget at this time because he said the Alternates all benefited the project. Mr. Szczypek suggested shifting savings into contingencies. He asked the committee to prioritize the alternates now because it may effect the bids. Clare Kilgallen noted a need to understand the building operating cost in order to prioritize. Ms. Kilgallen said it was short sighted to only consider the initial costs.
- g. Brian Harris questioned why the fence between the ball field and William Street West was specified as chainlink fencing. Jesse Saylor said it was for security reasons to prevent children from running after a ball into the road. Mr. Harris noted that no other school in Greenwich has chainlink fencing adjacent to a road.
- h. Peter Bernstein noted the generator may not be necessary, but Clare Kilgallen commented that it may be a good idea. Mr. Szczypek said TSK needed clear direction on this issue. Steve Walko said the decision would be made after the bids are received.
- i. Steve Walko said the project is under budget at this time. Peter Manning discussed the contingencies.
- j. Steve Walko said there was a need to schedule a Public Meeting to present the DD documents after the MI approval September 19, 2016. Mr. Walko suggested the Public Meeting could either be at the Byram Shubert Library or the New Lebanon School gym/auditorium.
- k. Steve Walko asked TSK to send the committee updated slides of the interior and exterior of the proposed school for the public display.

## 5. Update by Subcommittees

- a. **A Motion was made** by Bill Drake and seconded by Dean Goss **to approve the NLBC Quarterly Report covering the period of April 1 - July 25, 2016.** The committee discussed the fact that the report does not include the Western Middle School soil test report or the State modification request and response. Clare Kilgallen questioned the dates of the report and after discussion it was decided to leave the dates as written. The motion passed with a vote of 8-0-0.
- b. **A Motion was made** by Peter Berstein and seconded by Bill Drake **to authorize the Subcommittee for RFPs and Contracts to make a recommendation to the full committee for the Commissioning Agent.** The motion passed with a vote of 8-0-0.
- c. Brian Harris said the Commissioning Agent (CA) pricing had not come in yet and it was important to hire a CA as soon as possible. Ryszard Szczypek said the

timing of when the CA is hired is important, because delaying it makes it difficult for the CA to catch up. Mr. Szczypek recommended interviewing the CA contracts as soon as possible.

- d. Clare Kilgallen asked TSK if it was important for the CA to have LEED certification and experience verses CT experience. Ryszard Szczypek said LEED experience was more important then CT experience.
- e. Clare Kilgallen suggested the CA contract be structured with phases of work similar to the CM contract.

## 6. Discussion on objection to MI

- a. Steve Walko discussed the objection to the MI regarding the size of the building and the need for a new school. Mr. Walko said he will find out which RTM committees were reviewing the objection and suggested the committee draft a document of facts to address these two concerns. Clare Kilgallen said the statement should include timing of the reimbursement and eligibility requirements. Ms. Kilgallen further noted it should be understood what the cost to the Town would be if the project were postponed.
- b. Clare Kilgallen noted the funding is contingent on the RTM approval of the MI. Mr. Kilgallen said the RTM needed to understand what the alternative would be if the new school was not built and said the RTM had approved the Ed Spec. Dean Goss noted that the RTM only has an up or down vote and asked if the Town attorney could review and comment on the objection to the MI. Mr. Goss asked how the racial balance would be addressed.
- c. **A Motion was made** by Dean Goss and seconded by Clare Kilgallen **to request the Town Attorney to review the MI appeal and form a legal opinion as to its legal order.** The committee then discussed this motion. The motion passed with a vote of 6-1-1. Bill Drake voted against the motion and Peter Berstein abstained.
- d. **A Motion was made** by Clare Kilgallen and seconded by Patricia Kantorski **to request that the BOE provide a written response to the NLBC MI on time for the RTM September call responding to the points raised in the Ed Spec.** The committee discussed the pros and cons of the motion. The motion was approved with a vote of 7-1-0. Bill Drake voted against the motion.

## 7. Discussion on eliminate of paper road

- a. The committee discussed the issue of the paper roads. Steve Walko informed the committee a notification to eliminate the paper roads is required to be posted 30 days before the BOS meeting.
- b. Nick Macri said the Town has never voted to eliminate a paper road before. Mr. Macri also informed the committee in 1956 a portion of Church Street West was abandoned when the existing New Lebanon School was built.

## 8. Approval of the Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Bill Drake **to approve the minutes of meeting as amended for July 13, 2016.** The motion was approved with a vote of 7-0-0. Brian Harris was absent.
- b. **A Motion was made** by Dean Goss and seconded by Bill Drake **to approve the minutes of meeting as amended for July 20, 2016.** The motion was approved with a vote of 7-0-0. Brian Harris was absent.

## 9. Discussion of Next Steps

- a. **A Motion was made** by Bill Drake and seconded by Dean Goss **to approve Gilbane's Invoice: Requisition #3 dated 8/11/16 for the amount of \$3,946.11.** The motion passed with a vote of 7-0-0. Brian Harris was absent.
- b. Steve Walko reviewed the dates of the town meeting where the new New Lebanon School will be discussed during the next two months. Mr. Walko said the next NLBC meeting was August 31 at 7:00 pm.

## 10. Adjourn

- a. Steve Walko adjourned the meeting at 9:25 am.