

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

DATE: September 14, 2016
LOCATION: BOE, Staff Development Room
TIME: 8:00 - 8:55 am

Committee Members Present:

Stephen Walko - Chairman
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen
Peter Bernstein (BOE)
Dean L. Goss
Jake Allen

Absent: Bill Drake - Vice Chairman (BET)
Brian Harris

Ex-Officio Members Present:

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

Others Present:

Peter Manning (Gilbane)
James Hricay (MDO-BOE)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
Eugene Watts (BOE-Sr. Buyer)

1. Call the meeting to order

- a. The committee was called to order by Steve Walko at 8:00 am.

2. Update from Chairman

- a. Steve Walko thanked the committee for their work and representation at the RTM Land Use, Education, Legislation & Rules and the Ad Hoc committee meeting.
- b. Steve Walko recapped the two hour joint RTM Land Use, Education, Legislation & Rules and the Ad Hoc committee meeting run by Peter Berg. Mr. Walko noted the main issues discussed were racial balance, whether or not it complies with the POCD and the proposed the size & location of the building. He further said he sent the committee members the results of the RTM committee votes.
- c. Mr. Walko reviewed which RTM committee & district meeting each member is scheduled to attend. He asked the members to report the vote and the reason for their decision.
- d. Steve Walko reviewed the process that has been followed concerning town approvals of the proposed project; i.e. the NLBC, the BoE, the BoS to the P & Z preliminary site plan review as part of the MI, including approvals from the DPW, IWWA, Conservation Commission, ARC and P & R and the final site plan review.
- e. The committee discussed the size and cost of the new school. Steve Walko said the Ed Spec used Glenville School as a standard bench mark. Clare Kilgallen reminded the committee that the size of the building was not the purview of the building committee. Ms. Kilgallen said the size is based on the Ed Specs and the 2014 Feasibility Study that was done according to the Glenville standards. In addition Ms. Kilgallen stated that the magnet program is only a portion of meeting the school's racial balance.

3. Update by Tai Soo Kim

- a. Steve Walko showed the committee an interior perspective of two different design options for the gym exterior wall. Nick Macri commented that the ground floor windows may not be a good idea. Mr. Macri noted the opposite wall is glass on both floors and would bring a lot of light into the gym from the skylights. Clare Kilgallen said she had meet with the PE teacher and discussed the need to have a wall to mount equipment on. Peter Manning informed the committee that there is a type of spandrel glass that has a concrete block backing. Mr. Manning noted this type of system would allow for a glazed exterior and a solid interior. Patricia Kantorski asked if the low windows in the existing school gym were a problem. Clare Kilgallen said yes they were. Steve Walko said he would talk to TSK about locating windows in the gym only on the upper level.
- b. **A Motion was made** by Clare Kilgallen and seconded by Jake Allen **to change the next meeting from September 28th to September 21, 2016 at 8:00 am.** The motion was approved with a vote of 5-0-0. Brian Harris, Peter Bernstein & Bill Drake were absent.

4. Discussion of MI

- a. Steve Walko reviewed the drainage issues that were raised by Matt Popp in his appeal to the MI. Although Matt Popp stated otherwise at the RTM committee meeting, Mr. Walko assured the NLBC the project drainage has been designed according to the Town DPW Drainage Manual, the stormwater from the site will not drain into the Byram River and the detention basin will be underground.
- b. Laura Erickson said the BoE will post TSK design drawings and the variance report on their website.
- c. Nick Macri said he will send the committee bullet points of the ROW Discontinuance of Church Street/New Lebanon/Richard Street.
- d. Steve Walko reviewed the schedule of assignments for the NLBC members to attend the RTM committee and District meetings. Mr. Walko also said he would like to see the entire committee at the full RTM meeting Monday, August 19th.
- e. Steve Walko informed the committee that if the project is not approved by the RTM, the BoE will give the NLBC direction of what to do next.
- f. Steve Walko discussed the CT State Court decision regarding school funding and if it will have an impact on the project. Mr. Walko said it was out of the NLBC control and doesn't change what we are doing. He further said the process is in-place for the grant and Greenwich is ahead of the curve for state funding.
- g. Mr. Walko noted that if the RTM votes Yes on September 19th, the project will be bid out to the contractors once the CD's are completed but the contracts will not signed until the grant is approved.

5. Update by Subcommittees

- a. Steve Walko said the Commissioning Agent contract was on hold until the project was approved by the RTM.
- b. Peter Manning commented on when the Commissioning Agent needs to review the DD documents. Mr. Manning also said it was OK for TSK to began the CD work before the CA finished their DD review.

6. Approval of Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Clare Kilgallen **to approve the minutes of meeting as amended for July 29, 2016.** The motion was approved with a vote of 5-0-0. Brian Harris, Peter Bernstein & Bill Drake were absent.
- b. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve the minutes of meeting for August 31, 2016.** The motion was approved with a vote of 5-0-0. Brian Harris, Peter Bernstein & Bill Drake were absent.

7. Update on Timeline

- a. This item was postponed

8. Adjourn

- a. The meeting was adjourned by Steve Walko at 8:55 am.