

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

DATE: October 26, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:50 am

Committee Members Present:

Stephen Walko - Chairman
Bill Drake - Vice Chairman (BET)
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen
Peter Bernstein (BOE)
Dean L. Goss
Jake Allen
Brian Harris

Ex-Officio Members Present:

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

Others Present:

Ryszard Szczypek (TSKP Studio)
Jesse Saylor (TSKP Studio)
Peter Manning (Gilbane)
Karrie Kratz (Gilbane)
Barbara Riccio (NL Principal)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)

1. Call the meeting to order

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

2. Update from Chairman

- a. Steve Walko informed the committee he had attended the last P & Z meeting and will attend the November meeting to provide an update on a.) the traffic flow onto Mead Ave. to Delevan Ave. and b.) a more complete phasing plan including how the existing school will be staged during construction.
- b. Nick Macri said the P & Z has not given their final site plan approval to date. Mr. Macri said there was a meeting with the Town Engineer today to review two required test pit areas; 1.) under the existing school and playground and 2.) in the play field. The issues regarding the test pits are that one is under the existing school and therefore inaccessible and half the play field has been excavated due to remediation rendering the results meaningless. Mr. Macri said he will try to have these tests postponed. Ryszard Szczypek explained that the architects/engineers had designed the drainage system so test pits were not needed and he thought the Town Engineer would waive this requirement.
- c. Nick Macri said that Langan needs to develop the site plan to include a complete detailed survey of how the traffic moves onto Mead Ave. and through the library parking lot all the way to the public Right-of-Way. Peter Manning said Gilbane will work on the phasing plan and traffic flow plan.
- d. Nick Macri said he will speak to the Town Planner to get the Final Site Plan review on the agenda. Mr. Macri said the information requested needs to be ready by November 16th. Steve Walko said the Committee will discuss these items at their next meeting on 11/10/16. Ryszard Szczypek informed the NLBC that this extra work will require an additional fee.
- e. Jake Allen noted the P & Z was also looking for how many parking spaces were planned when the project is finished as well as during construction. Nick Macri said he would find out what the P & Z will accept and what they will not. Mr. Macri also said he will research the P & Z files for what was done at the Library for their construction project.
- f. **A Motion was made** by Brian Harris and seconded by Dean Goss **to authorize the additional service for an expanded survey with reference to the existing Byram Shubert Library survey, if needed, to incorporate the additional P & Z work requested up to \$20,000.** The motion was approved with a vote of 8-0-0.
- g. Steve Walko said the Town tree warden requested the site plan identify the trees that are proposed to be cut down in the ravine and the screening to be used along the adjacent Mead Avenue neighbor's property. Mr. Walko said the ARC also made the same comments as above.
- h. Will Schwartz informed the NLBC about a new State Building Code which related to posting signs above the ceilings to alert workers to not make holes in the fire walls. Ryszard Szczypek said TSKP Studio would include these signs in the project.

3. Update by TSKP Studio

- a. Peter Manning said Gilbane will be meeting with the Police and Fire Departments today to review the construction phasing plan and they will incorporate the information in their work. Mr. Manning said there would be gravel on the field during construction.
- b. Ryszard Szczypek said TSKP Studio has a \$100,000. line item in the total fee for abatement of lead and asbestos in the existing school.
- c. Ryszard Szczypek gave the committee handed-outs of the following three reports and said they would post them: 1.) Pre-Demolition Hazardous Material Survey Report by Langan dated April 8, 2016, 2.) Limited Pre-Demolition Polychlorinated Biphenyls Adjacent Surface Survey Report by Langan dated May 24, 2016 and 3.) Performance-Based Remediation & Disposal Plan for PCB-Containing Exterior/Interior Window/Door/Wall/Panel/Beam Systems & Sealants/Caulking Compounds by Langan dated June 24, 2016.

4. Virtual Tour of the school

- a. TSKP Studio gave a virtual tour of the proposed new school to the NLBC. The first two slides were of the interior and exterior of the North facing wall of the gymnasium. The committee discussed their impressions of the design.
- b. **A Motion was made** by Brian Harris and seconded by Patricia Kantorski **to adopt the recommended design by TSKP Studio of the North Elevation wall dated 10/18/16.** The motion was approved with a vote of 8-0-0.
- c. TSKP Studio showed slides of the cafeteria with the open-space plan. Steve Walko reviewed the open-space area in the Tokeneke Elementary School design by TSKP Studio and said there had not been any spaces enclosed due to noise. Ryszard Szczypek said the cafeteria design meets the new regulations for acoustics and will have acoustically treated walls and ceiling at the skylights. Mr. Szczypek said TSKP Studio previously completed an acoustic report.
- d. Then there was a presentation of a live REVIT Model at the front entrance looking down the hall, several perspectives of the gym, the cafeteria, the art room, the media center, a typical classroom and a pre-k classroom. Ryszard Szczypek said TSKP Studio will post still images on the site.

5. Discussion & Vote on Project Alternatives

- a. The discussion of the Project Alternates was postponed until the next NLBC meeting.
- b. Ryszard Szczypek said TSKP Studio will send the List of Alternates ASAP and will present their recommendation for discussion on November 23, 2016.

6. Discussion of LEED

- a. Brian Harris discussed the LEED rating system. Mr. Harris said LEED Silver Level is the minimum standard required by the State and to meet the Ed. Spec. He said LEED is a system to rate the building energy efficiency, renewable energy and material selection.
- b. Brian Harris said the proposed school building is now designed to meet LEED Gold level, depending on the Alternates. Mr. Harris identified the following Alternate List that would effect LEED certification: 1.) rain water harvesting tank, 2.) photovoltaic and 3.) domestic solar hot water. He further said if these items were eliminated the project would be rated as Silver, one level below Gold. The highest rating is Platinum.

7. Update by Subcommittees (Timeline & Contracts)

- a. Steve Walko reviewed the construction timeline with the committee. Mr. Walko said the goal was to demolish the existing school building in June of 2018, then start the site work. Mr. Walko also said from mid-June to November parking will be on the top of the hill and only temporary parking was needed on the field. Peter Manning said Gilbane would make these items clear on the phasing plan.
- b. Will Schwartz noted that there wasn't any new state deadlines.
- c. Jake Allen said he will review the Timeline with Gilbane and distribute the revised Timeline to the NLBC. Mr. Allen said it will include the structural review, the building department review, the plan review and the OSC independent review by the town.
- d. Steve Walko informed the NLBC that the CA signed the contract. Mr. Walko also said the next RFP and contract to be signed is for the Clerk-of-the Works.

8. Approval of Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Jake Allen **to approve the Minutes of Meeting for 10/12/16.** The motion was approved with a vote of 7-0-0. Clare Kilgallen was absent.

9. Discussion of Next Steps

- a. Peter Manning submitted a formal letter resigning as Construction Project Manager for the New Lebanon Elementary School project. Mr. Manning then introduced Karrie Kratz, the new Construction Project Manager from Gilbane.
- b. Karrie Kratz introduced herself to the NLBC discussed her resume. Ms. Kratz spoke about her experience with projects of this size and enthusiastic commitment to this project.
- c. **A Motion was made** by Dean Goss and seconded by Perter Berstein **to accept Karrie Kratz as the new project manager from Gilbane for the new New Lebanon Elementary School.** The motion was approved with a vote of 7-0-0. Clare Kilgallen was absent.
- d. **A Motion was made** by Dean Goss and seconded by Brian Harris **to approve the following invoices for Pre-Construction Phase Services from Gilbane:**
1.) Invoice #4 for \$31,036.11 dated 10/12/16, 2.) Invoice #5. for \$3,946.11 dated 10/12/16 and 3.) Invoice #6 for \$3,946.11 dated 10/12/16 . The motion was approved with a vote of 7-0-0. Clare Kilgallen was absent.

10. Adjourn

- a. The meeting was adjourned at 9:50 am.