

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

DATE: Friday, April 21, 2017
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:00 am

Committee Members Present:

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

Ex-Officio Members Present:

Will Schwartz (DPW)
Nick Macri (P&Z)
Drew Marzullo (Selectman)
Adam Leader (RTM)
Absent: Peter Sherr (BOE Chair)

Others Present:

Ryszard Szczypek (TSKP Studio) via phone
Karrie Kratz (Gilbane) via phone
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE) via phone
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 on State Process

- a. Steve Walko discussed the state process with the committee. Mr. Walko said that although DAS had previously stated they would make a decision by Tuesday, April 18th, they have not done so to date. DAS informed Mr. Walko they needed to have two additional conversations before they could give an up or down recommendation. Patricia Kantorski asked if DAS gave any reason that they needed additional conversation. Mr. Walko said they did not.
- b. Steve Walko noted that Bill Drake will attend the PCT Meeting April 26th. Mr. Walko said this meeting was purely technical from the building perspective.
- c. Mr. Walko stated that as soon as DAS gives their approval the project can go out to bid. Peter Bernstein asked what would happen if the project does not get DAS approval. Mr. Walko answered that it is not clear what would happen.

3. Update by TSKP Studio

- a. Steve Walko discussed the storm water management underground system. Ryszard Szczypek said the original design & estimate was based on using underground galleys to discharge slowly into the Town storm water system. Mr. Szczypek explained that the Town recently requested a redesign of the system in order for the water to percolate slowly into the earth using an underground sand chamber. He added that this change would extend the local review process and substantial add cost to the project. Nick Macri noted that as a consequence of the remediation of the field, the soil could not be tested until recently. Ryszard Szczypek said Milone & MacBroom, the project Civil Engineers have been working with the town. Mr. Macri suggested it would be best if they worked directly with Amy Seibert and Jim Michael. Mr. Szczypek said they would.

4. Update by Gilbane

- a. Karrie Kratz told the committee that the building permit has not been filed yet because of two outstanding items 1.) storm water approval from the DEEP and 2.) subscriber agreement processing for e-filing of the permit. Steve Walko said it must be filed by May 1st.
- b. Karrie Kratz said Gilbane needs a resolution of the sewer connection to the Town's system. Clare Kilgallen asked if there was anything else that was needed from the Town. Ryszard Szczypek answered there was not.

5. Discussion on Town Budget Application

- a. Steve Walko discussed the project budget with the committee. Mr. Walko clarified that the original budget was \$37,209,058. which included \$2,297,738. for Temporary Classrooms, \$2,850,00. for Architectural & Engineering Design Services and \$32,061,320. for the construction of the school. Mr. Walko noted that the original budget for the modulars was separate from the main budget. He said the BET has asked the money designated for the modulars to be moved into the main budget for accounting purposes and explained that the total cost for the project has not change.
- b. The committee then discussed the Soft Costs and the reimbursement amount the town would receive for the modular construction. Steve Walko said the state would not give any reimbursement money for off-site modulars but would give 80% for the students to stay-in place.
- c. Clare Kilgallen inquired as to the status of the trees regarding bonding and cost. Steve Walko said there was an \$80,000. contingency included in the estimate which should cover the worse-case scenario.

6. Approval of Meeting Minutes

- a. **A Motion was made** by Dean Goss and seconded by Peter Bernstein **to approve the Minutes of Meeting as amended for 3/08/17**. The motion was approved with a vote of 6-0-0. Brian Harris and Bill Drake were absent.
- b. **A Motion was made** by Dean Goss and seconded by Peter Bernstein **to approve the Minutes of Meeting as amended for 3/10/17**. The motion was approved with a vote of 7-0-0. Bill Drake was absent.
- c. **A Motion was made** by Dean Goss and seconded by Peter Bernstein **to approve the Minutes of Meeting as amended for 4/05/17**. The motion was approved with a vote of 7-0-0. Bill Drake was absent.

7. Discussion of Next Steps

- a. Steve Walko asked the committee members to send him any questions they may have regarding the RTM District meetings. Mr. Walko said he will provide a worksheet for the committee members to use when they attend the RTM District meetings. He will email the NLBC members their assigned districts.
- b. Steve Walko said he will attend the BOS meeting Tuesday, April 25th.
- c. Steve Walko asked the committee if there was any other items they wanted to discuss. Clare Kilgallen said she thought it would be valuable for the committee

to write an open letter to the Town and print it in the Greenwich Time. Ms. Kilgallen suggested the letter outline the status of the project and include an understanding of the square footage of the proposed school. Peter Bernstein and Patricia Kantorski agreed. Adam Leader questioned if the open letter should come from the BOE.

- d. **A Motion was made** by Clare Kilgallen and seconded by Patricia Kantorski **to write an Open Letter to the Town and published it in the Greenwich Time outlining the status of the project.** The motion was approved with a vote of 4-2-0. Brian Harris and Bill Drake were absent. The committee then discussed the pros and cons of writing an Open Letter. It was decided that Clare Kilgallen will write the Open Letter and circulate it to the committee for their comments.

8. Adjourn

- a. The meeting was adjourned by Steve Walko at 9:00 am.