

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

DATE: Wednesday, October 11, 2017
LOCATION: BOE, Havemeyer Board Room
TIME: 8:15 - 9:30 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)
Adam Leader (RTM)
Absent: Peter Sherr (BOE Chair)
Drew Marzullo (Selectman)

Others Present:

Ryszard Szczypek (TSKP Studio) via phone
Karrie Kratz (Gilbane) via phone
Barbara Riccio (NL Principal)
Dan Watson (DOF-BOE)
Lori O'Donnell (BOE-COO)
Laura Erickson (BOE)

1. Call the meeting to order

- a. The meeting was called to order by Steve Walko at 8:15 am

2. Update from Chairman

- a. Steve Walko asked TSKP Studio and Gilbane to update the committee regarding extending the bids 30 days beyond the initial 30 day extension. Mr. Walko is seeking to confirm that if the RTM and BET release the funds at their October 23rd meetings then the subcontractors will hold their bids. Karrie Kratz replied that she had spoken to the subcontractors and they had all granted the bid extension except five non-critical and two critical-path subs which needed more time to check their vendors prices. Ms. Kratz added that beyond this date both the labor and material costs would be impacted.
- b. Clare Kilgallen asked to open a discussion of how the GMP will be affected by the schedule. Steve Walko said that it will be discussed when it was the right time.
- c. Steve Walko discussed State Reimbursement. Ryszard Szczypek said, based on examples of other CT projects which are formula driven, some districts percentages are changing.
- d. Clare Kilgallen noted that education is the function of the State and the BOE. Bill Drake stated that the present plan was the best plan to meet the Ed. Spec but questioned the need for the Pre-K to achieve racial balance. Ms. Kilgallen cautioned that the Pre-K can not be changed because it is the pillar of the racial balance plan. Mr. Drake suggested that Peter Gisoffi had estimated a savings of \$8M during the Pre-Feasibility Study. Peter Bernstein disputed the numbers. Patricia Kantorski explained that there is a very big difference between a Pre-Feasibility guess-estimate and a detailed estimate based on a fully designed shovel ready building meeting the state and town codes/regulations.
- e. Ryszard Szczypek informed the committee that there is not a direct cost reduction achieved by reducing the size of the school.

3. Update by TSKP Studio

- a. Steve Walko asked TSKP Studio to comment on renovating the existing school building. Ryszard Szczypek said the square footage was not available to achieve the Educational Specifications unless they were changed.
- b. Bill Drake commented the he thought Peter Gissofi has reached the opposite conclusion. Ryszard Szczypek responded that it would be a complicated renovation with many implications. Mr. Szczypek went on to say that renovation would not be cheaper or achieve an equal quality building. He said, as an example, the size of the spaces would be compromised.
- c. Laura Erickson asked if there would be any savings by changing the Ed. Spec. Ryszard Szczypek said the whole plan would be need to be redesigned and the fees would be the same as originally paid. The options were discussed and it was determined that it would take two years before the construction could begin. Mr. Szczypek said the timeline of redoing the project would need to include

reapplying for a State Grant for a renovation and addition project under whatever new rules would apply at that time.

4. Update by Gilbane

- a. Karrie Kratz from Gilbane contributed to the general discussions noted elsewhere in the meeting minutes.

5. Discussion on Status of State Grant

- a. Adam Leader asked what would happen if a delay causes additional costs. Steve Walko answered that if the State approves the budget in December the project would need to be rebid. Mr. Walko suggested that if the bids came in higher, the committee would either need to do value engineering or ask for more money to be appropriated.

6. Update on Town Process

- a. Steve Walko said the money for the school construction has been appropriated subject State reimbursement approval. Mr. Walko reviewed the schedule of town meetings and the schedule of which NLBC member will attend each meeting.
- b. Laura Erickson said the administration was working on enrollment numbers for November.
- c. Adam Leader discussed the Fact Sheet and asked if it should include cost implication to delaying the project. Clare Kilgallen said in order to expedite the Cost Sheet it should be separate from the Fact Sheet. Dean Goss said the committee should be cautious about including costs and said the NLBC was bound by the Ed. Spec.
- d. Adam Leader asked what the impact of Town spending was. Mr. Leader suggested a member of the BOE & BET should be at the district RTM meetings.
- e. Laura Erickson discussed extending what the affect of extending the project start date would be. Ms. Erickson said if nothing is done then there will be additional cost. Clare Kilgallen asked if anyone has updated the operating costs.
- f. Steve Walko said the BET and BOE have not presented any costs related to Option B, such as redistricting, if the project was cancelled. Mr. Walko further said no one that has been against the project has proposed another plan.

7. Approval of Meeting Minutes

- a. **A Motion was made** by Brian Harris and seconded by Peter Bernstein **to approve the Minutes of Meeting as amended for 10/4/17.** The motion was approved with a vote of 8-0-0.

8. Discussion of Next Steps

- a. Steve Walko said he would circulate the Fact Sheet via email by Monday for the committee's comments.
- b. Steve Walko said that the status quo is unacceptable and, to date, there has not been an alternative proposed. Brian Harris spoke about the changing New Lebanon community. Clare Kilgallen said that racial balance would not only be achieved by magnet students but noted that there were 75 non-minority students that now attend other schools in the district that would probably come back.

9. Adjourn

- a. The meeting was adjourned by Steve Walko at 9:30 am.