

September 17, 2014

FINAL

Minutes of Meeting

Feasibility Committee Team Meeting #5

Project: New Lebanon Elementary School Feasibility Study

Meeting Location: Byram-Schubert Library
21 Mead Ave, Greenwich CT

Meeting Date: August 27th, 2014

Present:

Barbara O'Neil, BOE Chairman
William McKersie, Superintendent
Peter Von Braun, BOE
Ben Branan, Managing Director of
Operations
Ronald Matten, Director of Facilities
Barbara Riccio, NL Principal
William Drake, BET
Barbara Riccio, NL Principal

Jeff Ramer, BET
Robert Tuthill, RTM
Clare Kilgallen, NL-PTA
Mike Bocchino, NL-PTA
Erin John, NL Teacher
Carolyn Spence, NL Teacher
Michael Tribe, Peter Gisolfi Associates (PGA)
Peter Gisolfi, Peter Gisolfi Associates (PGA)
Diane Abate, Peter Gisolfi Associates (PGA)

Not Present:

Ronen Wilk, Peter Gisolfi Associates (PGA)

The following items were discussed at today's meeting:

1. **Previous Meeting Minutes**

- a) Draft minutes were emailed earlier in the week and hard copies were distributed at today's meeting.
- b) There was a general acceptance of August 14th meeting minutes with no further comments.

2. **Options: Scheme A & Scheme B**

- a) PGA presented two different options to the committee; Scheme A and Scheme B.
 1. Scheme A is a renovation and addition to the existing 37,000 sf school. The addition adds approximately 26,000 sf and includes a three story wing with classrooms for grades 3, 4 & 5, Art and Music and a Gym/Auditorium at the lower level with access to a playground and adjacent community ball field.
 2. The multi-floor feature of Scheme A (and Scheme B) was discussed and determined not to be a major issue. Everyone acknowledged that there are numerous precedents for elementary schools with more than one floor.
 3. 'Where programs are located in relationship to each other' is more critical than changes in floor levels.

4. In response to previous comments regarding a playground space Scheme A now shows two playgrounds, one for upper and lower grades.
5. The two playgrounds are preferred over one by Barbara Riccio, Erin John and Carolyn Spence since it allows for different age groups and multi-play.
6. The location of the existing playground in scheme A does not address the need for a second emergency pathway. It was suggested that the playground could move to a proposed 'play terrace' on the south side of building.
7. The location of programs and proximities to other programs also needs further development.
8. Michael Tribe and Diane Abate will arrange to meet separately with Barbara Riccio, Erin John and Carolyn Spence to review space requirements in greater detail.
9. Scheme B proposes a new three story building with single loaded corridors overlooking a common open space. The site is located across from the Bryam-Schubert library and would include new ball fields and parking.
10. Some comments on Scheme B included:
 - a. 1st grade classrooms need to be located on the first floor.
 - b. The Media Center shown on the first floor can move to the second floor to accommodate first grade at ground level.
 - c. The classroom 'bump outs' are good for co-teaching, they provide opportunity for different group activities.
11. In response to scheme B there is some concern that a new building taking over an existing open space in a central residential location may meet with public opposition.
12. Others voiced that the field may be visually appealing but it is undersized and under used. Scheme B would give the town a new field with ample and accessible parking.
13. A question the town may want to consider is should they save the existing school in full (or partially) and re-purpose the building?
14. A third option to demolish the existing school and build all new on the former site, was suggested but countered and didn't gain majority support. Mike Bocchino expressed his concerns regarding the disruption and displacement of students as well as the added cost of temporary construction.
15. It was suggested that some 3D perspective views would help committee member's visualize and compare the two schemes. PGA will look into doing some preliminary 3D sketches.
16. The group would also like PGA to include as part of the cost estimating report, information on the net difference between operational costs of Scheme A vs B.
17. Peter Gisolfi pointed out that new buildings are better for energy conservation then retrofitting existing buildings.

3. Next Steps

- a) Ben Branyan will send an email to all with potential dates for next meeting.

- b) A hard estimates based on a preliminary scheme should be available prior the BOE October vote.
- c) PGA will send a draft Ed Spec prior to the next meeting so that members have an opportunity to review and vote at meeting. A preliminary estimate will need to accompany the Ed Spec. PGA will prepare two estimates, one for each option.

Prepared by: DA/da