

# **Greenwich Board of Education**

## **Minutes of the New Lebanon Building Committee Meeting**

**DATE:** Wednesday, December 9, 2015

**LOCATION:** Havemeyer Board Room

**TIME:** 8:04–9:27 am

**Committee Members Present:**

Stephen Walko – Chair  
Bill Drake – Vice Chair (BET)  
Patricia Baiardi Kantorski – Clerk  
Dean Goss  
Clare Lawler Kilgallen  
Peter Bernstein (BOE) (via phone)  
Jake Allen  
Brian Harris

**Ex-Officio Members Present:**

Laura Erikson (BOE Chair)  
Drew Marzullo (Selectman)  
Nick Macri (P&Z Commission)  
Will Schwartz (DPW)  
Tony Turner (RTM)

**Other:**

Barbara O’Neil (BOE)  
James Hricay (BOE)  
Ryszard Szcypek – Tai Soo Kim  
Jesse Saylor – Tai Soo Kim

- 1) Meeting Called to order by Stephen Walko at 8:04 am
- 2) Recapped the BOE 7-1 vote for Option 1 from the previous week
- 3) Recapped Board of Selectman meeting on 12/8 with Tai Soo Kim
  - a. There was a lot of dialogue
  - b. Selectman Marzullo asked follow up questions including safety and keeping student in the existing school during construction

- c. Marzullo also asked about Scheme D rev. He wanted to know if the concept of D rev. could be better than presented if it strictly adhered to the design presented by other architect.
- d. Selectman John Toner commented on the proposed expansion of I-95. He discussed the impact it would have on the location of the school.

4) Recap of 12/7 Subcommittee meeting

- a. Discussed possibility of meeting with law department to review various topics.
- b. Draft of questions was passed out for CM interviews.
  - 1. Brian Harris recommended that questions 1-10 are asked ahead of time to CM's so that they can be addressed during interviews.
  - 2. Bulleted items are questions that could be follow up questions if not addressed during presentations.
  - 3. Any additional suggestions for questions should be emailed to Brian Harris.
  - 4. Subcommittee should commence due diligence between current meeting and interviews.
  - 5. Mr. Walko asked for volunteers to make calls.
- c. Order of interviews shall be drawn out of a hat.
- d. Interviews will start at 9am, expect a 15-20 minute presentation with follow-up questions to end at 9:45. 15 minute break then prepare for next at 10am and cycle to repeat.
- e. Vote will take place on Wednesday, December 16, 2015 and use a round and rank process, unless a super majority. First round eliminates the lowest, followed by 2<sup>nd</sup> round, etc. Everyone was in agreement for this strategy.
- f. Interviews will not be videotaped.
- g. The Architect will give the committee their input and comments prior to interviews.

5) Stephen Walko proposed a question regarding the Construction Manager's contract and the fact that money has not been appropriated to enter into a contract yet.

- a. BET has conditioned the release of funds until after the MI approval.
  - b. Law Department will opine on the following CM questions:
    - 1. Should Building Committee proceed with interviews?
    - 2. Should Building Committee proceed with voting?
    - 3. When can the Committee expect to sign a contract?
- 6) Discussion presented on Owners Representative and Commissioning Agent.
- a. Is the discussion premature and should it be tabled?
    - 1. Ryszard Szcypek said that it is premature.
    - 2. Ryszard Szcypek commented that a Commissioning Agent is required by the State and they should be hired as soon as possible. It is a good idea to have the Commissioning Agent during the design period. The early part of 2016 is fine to wait, but the Commissioning Agent needs to start establishing what the criteria is and be involved during the delivery period.
  - b. Mr. Walko suggested that the Subcommittee prepare a contract in draft form to present to the Building Committee. They should also review other Town projects such as Glenville, MISA, Public Safety Complex, etc.
- 7) New documentation should have been received by the committee from Tai Soo Kim regarding a revision to Option 2 as a result of the Board of Selectman meeting.
- a. It was noted that the Option 2 looks like a bow tie.
  - b. In the new site plan the building was moved closer to the ball field.
  - c. At the Board of Selectman Meeting on Monday, the Selectman indicated that they would not vote on Option 1 or any plan that located the building in the "hole".
  - d. First Selectman asked if the Committee would continue to look at the entire campus of Option D including driveways, playgrounds and buildings.
  - e. The selectman expressed their disappointment that the Committee did not explore Option D rev. and Option 2 further and that no one voted for either of those options.

- f. Option 2 revised took a wing of the building and moved it further north. This design is 2 stories in the back and a single story in the front.
- 8) Stephen Walko raised questions and made comments regarding the Board of Selectman's MI approval:
  - a. If the Board of Selectman vote down the MI application, then the project will be further delayed and may have to be delayed a full year. Time is running out.
  - b. If they decide D is the only choice, and the Building Committee does not agree, does the Building Committee concede, does it just die on the vine or would there be a consensus to use another design?
  - c. Does the Board of Selectman have veto power? Some on RTM say that they only have voting power for the site approval, not the design.
  - d. Consensus needs to be built between all bodies of government.
- 9) No votes were taken at the current meeting
- 10) Stephen Walko suggested using the time at current meeting to comment on where the members think they are today.
  - a. Patricia suggested that the committee review the project with the Town Agencies to build concences:
    - 1. BOE – looking to Building Committee for guidance.
    - 2. RTM – as a body is not yet engaged on the subject.
    - 3. BET – Need a consensus between all bodies.
    - 4. BOS – if had to guess, current option for presentation for MI application would probably be rejected. Each Selectman has an individual reason for not approving the current option.
  - b. Question was raised regarding the displacement of children and whether it will having an impact on the Building Committee Budget.
  - c. Comments were made that Option 2 revised fits within the approved campus but the original Option 2 encroaches to south of that campus.
  - d. It was noted that Option 1 is 15,000 square feet outside the approved campus and represents a small percentage of the total sq. ft.

- e. There is community consensus and support from the New Lebanon PTA, BNA and many others for Option 1 that should be taken into consideration.
- f. Dean Goss feels everyone should be voting on what option they believe to be the best for the school & community.
- g. If the BOE submits their approval for Option 1 to the Board of Selectman today, then what would the timeline be for BOS to act upon the submittal?
  1. Is there enough time for public input
  2. Is there enough time for general consensus
- h. If there is not a plan in place by July, then the BOE may jeopardize reimbursement from the State. This would cause great distress to the Community.

11)Discussions will be continued at the December 14<sup>th</sup> meeting, either before and after the interviews.

12)Minute approval will be skipped until next time.

13)Meeting was adjourned at 9:27am.