

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

DATE: Wednesday, December 16, 2015
LOCATION: Havemeyer Board Room
TIME: 7:00-8:35 p.m.

Committee Members Present:

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

Ex-Officio Members Present:

Laura Erickson (BOE chair)
Drew Marzullo - (Selectman)
Tony Turner (RTM)
Will Schwartz (DPW)

Others Present:

Barbara O’Neill - (BOE)
Ronald Matten (DOF-BOE)
James Hricay (MDO-BOE)
Ryszard Szcypek – Tai Soo Kim

1. The meeting was called to order by Mr. Walko 7:00 pm
 - a. A motion was made by Bill Drake and seconded by Brian Harris to discuss the agenda items out of order and to start with Item #6. The motion was approved unanimously with a vote of 8-0-0.
2. Discussions of Design Options & Next Steps
 - a. Mr. Walko defined the Selectman’s decision to reject Option 1. He said they voted against the design of the campus because it did not fit exactly within the defined area approved by the selectman in the Feasibility Phase.

- b. The RTM appeal states that the Board of Education can go for Planning & Zoning approval without going through the MI process. The MI process is only for approving the school on the site.
 - c. The committee discussed if they should select the CM before a design is chosen.
 - d. Ryszard Szcypek discussed if the new design can fit within the 'Pink Area' as shown on the Site Plan and that the paper road would not be eliminated.
 - e. The BOS only approved building the new school campus in the 'Pink Area and also the entirety of the ridge/plateau area on which is used by the current school campus.'
 - f. Tai Soo Kim will present the new designs on January 13th and will provide the committee updates as soon as possible.
 - g. The next steps will be to present the new design for approvals of the BOE, BOS, P & Z, and BET by March.
 - h. The Impact Application will be filed to the State in June.
 - i. Concern was expressed if the new design, within the limited 'Pink Area and also the entirety of the ridge/plateau area on which is used by the current school campus' will be a 21st Century design. Ryszard Szcypek assured the committee that it would be.
 - j. The committee requested that the gym be on the ground level adjacent to the playing fields.
 - k. Bill Drake requested that TSK present several more designs. Ryszard Szcypek said that he can do that.
3. A motion was made by Jake Allen and seconded by Dean Goss to Direct Tai Soo Kim Partners to develop new option(s) and to review the current options for a presentation to the committee. All these new options need to conform to the BOS guidance as stated at the BOS Meeting on 12/16/15. The motion was approved. The vote was 7-1-0 with Peter Bernstein voting against the motion.
4. Further discussions.
- a. It was relayed by Steve Walko that the Town attorney John Wetmore said that the CM can not inter into a contract until the project has MI approval.

- b. Ryszard Szycpek discussed the value of having a CM as soon as possible. In his opinion during the pre-construction phase the CM can be considered as a professional service. He also said that the CM was needed by the committee at all stages of the project.
 - c. The committee discussed when they would vote to select the CM firm they wanted to hire.
- 5. A motion was made by Jake Allen and seconded by Steve Walko to vote on the selection of the CM at their December 30th meeting. Clare Kilgallen commented that the committee needed further information from the CMs regarding any changes to the AIA Contract they requested and the Town Law Department needed to review these changes. The motion was approved. The vote was 7-1-0 with Bill Drake objecting.
- 6. A motion was made by Clare Kilgallen and seconded by Dean Goss to approve the Project Summary & Architect's Invoice. Bill Drake asked if the Architect could provide details of the work completed which is tied to the invoice. Ryszard Szycpek said that TSK would provide the information requested. The motion was approved. The vote was 8-0-0.
- 7. A motion was made by Dean Goss and seconded by Peter Bernstein to approve the quarterly report as prepared by Laura Erickson. The motion was approved. The vote was 8-0-0.
- 8. The meeting was adjourned by Mr. Walko at 8:35 pm.