

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

DATE: Wednesday, December 30, 2015
LOCATION: Havemeyer Board Room
TIME: 8:00-9:18 a.m.

Committee Members Present:

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

absent: Bill Drake - Vice Chairman (BET)

Ex-Officio Members Present:

Laura Erickson (BOE Chair)
Tony Turner (RTM)
Will Schwartz (DPW)
Nick Macri (P&Z)

absent: Drew Marzullo (Selectman)

Others Present:

Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Mr. Walko distributed the following handouts to the committee members:
 - a. Municipal Improvement Referral to RTM Resolution,
 - b. Tai Soo Kim cost breakdown of the four CM Proposals.
 - c. O & G Industries, Inc./ A. P. Construction Company clarification & acknowledgements letter as requested.
 - d. Gilbane clarification letter as requested.

3. The committee discussed their Due Diligence findings for 1.) Gilbane Building Company, 2.) O & G Industries, Inc./ A. P. Construction Company, 3.) Downes Construction Company & 4.) Bismark Construction Company, Inc.
4. The committee discussed the following legal opinions:
 - a. It was relayed by Steve Walko that the Town Legal Department has opined that the committee can select a CM, but cannot enter into a contract with them until MI approval.
 - b. Steve Walko said that the Legal Dept. has not issued an opinion yet as to whether CM Pre-construction Services are a professional service or a construction service.
 - c. Steve Walko explained that the Town Law Dept. would need to review any of the CMs contracts and would have the final decision if a contract can be entered into with them.
 - d. It was acknowledged that any of the CM firms could satisfy the requirements of the Town Law Department.
 - e. The committee also discussed if the size of the firm would effect the work.
 - f. The committee also discussed the Project budget and the CM fee. Jake Allen stated that the Cost of Construction at this early phase of the project is based on square footage costs.
 - g. The committee also discussed the Project Schedule.
5. The committee members voted on their first choice for Construction Manager. The vote was Gilbane Building Company - 6 votes, O & G Industries, Inc./ A. P. Construction Company - 0 votes, Downes Construction Company - 1 vote & Bismark Construction Company, Inc. - 0 votes.
6. A motion was made by Dean L. Goss and seconded by Clare Gilgallen to approve of Gilbane Building Company. The full committee vote was 7-0-1 absent.
7. Although selecting the Commissioning Agent is On-Hold, the subcommittee was directed by Steve Walko to work on a draft of the CA contract.
8. The subcommittee was directed by Steve Walko to work on the RFP for the Owner's Representative for further discussion with the full committee.
9. The Timeline Subcommittee will give an update at the next meeting.
10. Steve Walko will follow-up with the Town Law Dept. to find out if Gilbane can be hired for pre-construction services.
11. The committee discussed the MI, P&Z & RTM Processes.

12. Approval of Meeting Minutes.

- a. Mr. Walko made the following amendments to the Meeting Minutes:
 - 1.) 12/09/15 - 6.a.1 change to read 'that is', 7.e. add the word 'not' & 2. Add 'BOE vote 7-1 for Option 1'.
 - 2.) 12/14/15 - Change November to December & 2.b. Add 'It was relayed by Steve Walko that'
 - 3.) 12/16/15 - 2.b. change to 'RTM appeal states' instead of 'sense of the meeting' & 2.e. Add 'Entirety of Ridge'.
- b. A motion was made by Dean Goss and seconded by Clare Kilgallen to approve the minutes of meetings as amended for December 9, 2015, December 14, 2015 & December 16, 2015. The motion was approved with a vote of 7-0-1 absent.

13. The meeting was adjourned by Mr. Walko at 9:18 am.