

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

**DATE:** Wednesday, January 27, 2016  
**LOCATION:** BOE, Havemeyer Room  
**TIME:** 7:00 - 8:00 p.m.

**Committee Members Present:**

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

**Ex-Officio Members Present:**

Laura Erickson (BOE Chair)  
Tony Turner (RTM)  
Will Schwartz (DPW)  
Drew Marzullo (Selectman)  
absent: Nick Macri (P&Z)

**Others Present:**

Ryszard Szczypek - Tai Soo Kim  
Eugene Watts (BOE-Purchasing)  
Barbara O'Neill (BOE)  
James Hricay (MDO-BOE)

1. Meeting was called to order by Mr. Walko at 7:00 pm
2. Chairman's Report
  - a. Steve Walko discussed the need to design the playing field in harmony with the new school building.
  - b. Mr. Walko informed the committee that the Town Law Department should be ready to respond to Gilbane's (CM) contract by the end of the week. He also said this contract is for Pre-Construction Services only. It does not obligate the Town to hire them for the construction services.
  - c. Eugene Watts said the Purchasing Deptment does not have any concerns with Gilbane's contract.

### 3. Update from Tai Soo Kim Partners

- a. Ryszard Szczypek informed the committee TSK is continuing to make progress with the Schematic Designs (SD).
- b. Mr. Szczypek said he would attend the BOS Meeting on 1/28/16.
- c. Mr. Szczypek informed the committee that TSK has a Planning and Acoustic Consultant Meeting scheduled with the School Staff. TSK's surveyors are counting trees, cars and discussing the Town's snow removal procedure with the DPW.
- d. TSK will proceed with the SD once the BOS votes.
- e. Steve Walko discussed the committee's level of involvement with the planning meeting.
- f. Brian Harris discussed how the NLBC can be of value at the meetings. Mr. Szczypek said typically they advise of the meetings and the committee members can attend if they choose.
- g. Mr. Szczypek said most meeting will be located in Greenwich and TSK will send the committee the notes from each meeting. Steve Walko encouraged the NLBC members to attend the meetings to add another perspective to the issues.
- h. Clare Kilgallen asked for a list of the scheduled meetings. Mr. Szczypek said TSK will provide the list.
- i. Mr. Szczypek said some committees have an Executive Group attending the meetings to expedite decisions. Steve Walko said he prefers that all members vote on each issue. It was noted the Owner's Representative will also make decisions.
- j. Bill Drake discussed the BET's review of the project. He also discussed the BOE and BOS's Budget Book which has a cost of \$34.9 million for the project under Capital Project (including modulars).
- k. Laura Erickson said the BOE will added an Addendum to the Ed Specs. for the modulars.
- l. The committee will create a Fact Sheet of the most frequently asked questions to be posted on the BOE website.
- m. Concerning the modulars:
  - a. They will need to go out to bid.
  - b. The Subcommittee for Contracts will meet with the Town Law Dept. to discuss.
  - c. The Architect's Contract will need to be amended with respect to the fee & Scope of Work.

### 4. Update and discussions on Project Timeline.

- a. The Timeline will be updated with the information presented by TSK.

5. Update by Contract's Subcommittee

- a. The Subcommittee is waiting to hear from the Town Law Department.
- b. The committee will be updated at a future meeting

6. Approval of Meeting Minutes.

- a. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve the minute of meeting as written for January 13, 2016. The motion was approved with a vote of 6-0-2 absent.
- b. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve the minute of meeting as amended for January 15, 2016. The motion was approved with a vote of 6-0-2 absent.

7. Discussion of Next Steps, including Q & A:

- a. The NLBC member Contact List was updated on the BOE website.
- b. Sound Barriers along I95 adjacent to the school property should be looked at.
- c. TSK will create a DropBox for larger documents.
- d. The A2/T2 Survey will be updated with respect to drainage, wetlands, location of utilities and easements. The surveyors will verify the information.
- e. The Surveyors will preform soil borings to determine the depth of the rock, type of rock, nature of the soil and the ground water elevation. James Hricay will check what the Town has done regarding the survey.
- f. Ryszard Szczypek was asked when the committee would know if there is any contaminated soil. He said we will know within the month.
- g. Concerning the Environmental part of the project, Ryszard Szczypek said the first step is to identify the problem, then understand the extent of the problem and finally propose a solution.
- h. Ryszard Szczypek said once Gilbane is hired, they will estimate the project in detail.
- i. Steve Walko decided the next meeting, February 3, 2016 would be cancelled.

8. The meeting was adjourned by Mr. Walko at 8:00 pm.