

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

DATE: Wednesday, February 17, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:00 a.m.

Committee Members Present:

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

absent: Brian Harris
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:

Ryszard Szczypek - Tai Soo Kim
Ronald Matten (DOF-BOE)
James Hricay (MDO-BOE)

1. Meeting was called to order by Mr. Walko at 8:00 am
 - a. Mr Walko informed the committee the main items they will be working on are
1.) P & Z, 2.) Budget and 3.) CM.

2. Update by Tai Soo Kim Partners
 - a. Ryszard Szczypek (TSK) began the discussion explaining TSK had made the Schematic Design (SD) available to the Construction Manager (CM) for budgeting purposes. Mr. Szczypek said TSK have completed 85% of the SD and the remaining 15% is the presentation.
 - b. Mr. Szczypek said the SD drawings and estimate information will be submitted to the BET by 2.26.16.

- c. In order to complete the estimate, TSK was doing fieldwork, including testing the soil in the ravine for contaminants.
- d. Ryszard Szczypek explained that testing will also need to be performed inside of the school to evaluate the building. He said there was not anything harmful about the tests. The test were required to complete the demolition estimate.
- e. TSK will notify Ronald Matten before the test were scheduled and Mr. Matten will inform the school principal. Typically the parents are sent a link to notify them of the testing.
- f. Patricia Kantorski discussed the number of parking spaces required. Ms. Kantorski requested a reduction in the number of parking spaces planned to create more green space. She thought the green space should be maximized where ever possible. Mr. Walko expressed the need to balance the parking requirements with the green space.
- g. Steve Walko discussed how the SD will be approved by the committee and when it will be voted on. He said the committee with discuss the specifics after P & Z approval and the BET vote.
- h. Mr. Walko asked the committee members to formulate the issues they want to discuss with the architects.
- i. Ryszard Szczypek said it is important for the CM start their work ASAP.

3. Discussions on Modulars.

- a. The committee discussed if they needed to submit a RFP for the modulars.
- b. Mr. Walko said the decision has not been made yet to use modulars. He said the options are a.) to buss the children to other schools, b.) use modulars or c.) keep the existing school open during construction until the new school is ready to occupy.
- c. The greatest cost when using modulars is the set up and tear down.
- d. James Hricay said if the soil is not removed while installing the modulars then testing is not required. He also said the modulars will need MI approval.
- e. Mr. Szczypek informed the committee that they can not turn a blind eye with respect to wether the soil is contaminated or not. He said the DPW will determine if there are any contaminants and if they are getting into the ground water.
- f. Mr. Szczypek said if the modulars are located in the William Street field, adjacent to the existing school, they will be eligible for 80% reimbursement.
- g. The committee discussed the pros and cons of locating the modulars at Western Middle School and in the William Street playing field. It was noted that the services from the previous modulars at Western are still there and it would be easy to hook them up to the new ones.
- h. Mr. Szczypek said the estimate will include demolition of the existing school, the playing fields, the modulars in both locations and the cost of remediation.

- i. The estimate will be itemized for the complete project. At this time the modulars are estimated at \$2.1 million.
4. Discussions on CM Contract with Gilbane.
 - a. The Town Law Department met with Gilbane to discuss legal and policy issues.
 - b. A motion was made by Jake Allen and seconded by Peter Bernstein for Clare Kilgallen and Patricia Kantorski to attend the 9:00 am meeting with the Town attorney to discuss the CM Contract. The motion was passed 6-0-2 absent.
5. Discussion of Owner's Representative and Commissioning Agent.
 - a. The process is moving forward.
 - b. The Subcommittee is waiting to hear from the Town Law Department.
6. Update and discussions on Project Timeline.
 - a. The Timeline will be updated with the information presented by TSK.
7. Update by Communication's Subcommittee.
 - a. The committee will be updated at a future meeting.
8. Discussion of Next Steps.
 - a. Steve Walko asked the committee to formulate any issues they would like to discuss with TSK for the next meeting.
 - b. Mr. Szczypek said he will send the committee a summary of the information TSK has.
 - c. Mr. Walko confirmed Tony Turner's idea to meet with the RTM Districts prior to their full meeting. He thought it was a good idea.
 - d. Clare Kilgallen reiterated that it is very important to have a public-facing project Fact Sheet as soon as possible for use with the various bodies (e.g. BET, RTM, etc.) Ms. Kilgallen asked Mr. Szczypek if TSK could send the committee a Fact Sheet. He said he would.
 - e. TSK will also provide a list of the time and location of the meetings they will have with the various Town agencies, school personnel and community.
 - f. TSK will submit their drawings to the P & Z for a Preliminary Site Plan review and approval by the end of the week. The P & Z will meet on March 28, 2016.
 - g. There will be a Public Hearing on March 22, 2016 and then an MI review and approval.

- h. Mr. Szczypek said the mechanical engineers will preform a Flow Test to determine if there is enough water pressure to install a sprinkler system in the new school. If the Flow test shows there is not enough water pressure then a buster pump may be needed.
 - i. Steve Walko said the BET will need a Cash Flow Schedule of how much money will be spent before the State reimbursement will begin.
- 9. Approval of Meeting Minutes.
 - a. A motion was made by Clare Kilgallen and seconded by Jake Allen to approve the minutes of meetings for January 27, 2016 and February 10, 2016. The motion was approved with a vote of 6-0-2 absent.
- 10. The meeting was adjourned by Mr. Walko at 9:00 am.