

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

DATE: Friday, March 4, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:37 a.m.

Committee Members Present:

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

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)
Jesse Saylor (Tai Soo Kim)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
John Frangione (BOE Facilities)
Peter Manning (Gilbane)
Beth Krumeich (BET)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Eugene Watts (BOE-Sr. Buyer)
Debbie Applebaum (BOE)
Jennifer Dayton (BOE)

1. Meeting was called to order by Mr. Walko at 8:00 am

2. Chairman's Report:

- a. Steve Walko discussed the need for the committee to have several meetings before March 15th in order to have the budget information ready for the BET Budget Committee.
- b. Mr. Walko said Tai Soo Kim (TSK) had met with the State to review the application for reimbursement. He said the deadline for the application is June 30, 2016 and ready for the General Assembly at their next session on January 5, 2017.
- c. Mr. Walko informed the committee that CT State Representative Mike Bocchino was working to help however he could with the application at the State level.

3. Discussions on Project Budget:

- a. Ryszard Szczypek gave the committee several documents relating to the budget.
 - 1.) Cash Flow Projection - Grant Approval in June 2017 by TSK dated 3/3/16. The chart was based on a budget of \$40,343,000., including the playing fields and portable classrooms, and an estimated reimbursement blended average of 59.8%, assuming the ball field reimbursement is 50%.
 - 2.) An Itemized Cost Reduction Estimate by TSK dated 3/3/16. The savings totaled \$6,383,939.
 - 3.) An Itemized Cost Reduction Estimate by Gilbane dated 2/23/16. The savings totaled \$1,402,799.
- b. The committee then discussed the estimates in detail.

4. Discussion on Budget Process/Timeline.

- a. Steve Walko told the committee the existing estimate of \$40,343,000. was not well received by the BET Budget Committee.
- b. Ryszard Szczypek said TSK had met with Gilbane several times in the last two days. He pointed out that reducing the cost of the project would be difficult and painful.
- c. Mr. Szczypek said the committee should look at both scope of work and program reductions.
- d. Mr. Szczypek informed the committee that one way to reduce the cost is by designing the building to meet LEED Silver instead of LEED Gold.
- e. Brian Harris explained that there were efficiencies on many levels to consider.
- f. The committee then discussed the advantages and disadvantages of achieving LEED Gold vs. LEED Silver.
- g. Patricia Kantorski asked Ryszard Szczypek if the project could be bid out using alternates. He said that it could.
- h. Clare Kilgallen encouraged the committee to consider the baseline efficient issues and operational costs.

- i. Ryszard Szczypek said he doesn't support all the items on the list. He said it was best to review the boldface categories not the specifics. He further said each line item cost may change.
- j. Peter Berstein encouraged the committee to not only look at the bottomline. He thought it was important to look at how much cost reduction were possible and still have a great building.
- k. Tony Turner said he was also uncomfortable with only looking at the bottomline. He further discussed the need to design a 21st Century building to make sure the children receive a top notch education.
- l. Peter Manning encouraged the committee to create a Priority List consisting of three categories, the program and which items are acceptable and which are not acceptable to change/eliminate.
- m. Steve Walko explained that the area of concern was how fast the committee came to the decision on the budget. He said the committee needs to take the time to reflect on the numbers and understand how they effect the project.
- n. Peter Manning asked the committee to identify the items that effect the program and if it would be acceptable with the committee to reduce or eliminate them.
- o. Mr. Szczypek discussed the cost saving items. He said it would be acceptable to change the site work, finish carpentry, HVAC, but not acceptable to change the exterior envelope. He also said the finishes could be changed, but the trade off would be higher maintenance cost and some existing equipment could be reused. He explained the Soft Costs for FF&E were generous at \$3,000 per pupil while the typical cost was \$2,200.
- p. Bill Drake asked Mr. Szczypek to discuss each item He said he would.
- q. Steve Walko discussed the budget saving process. He said the committee should pose their questions now and discuss the details later.
- r. Ryszard Szczypek informed the committee the TSK had completed the Schematic Design Drawings.
- s. Will Schwartz asked if the Ed. Specs can be changes in any way. He discussed the need to understand how each change to the design effected the program. Laura Erickson said that there can not be any changes to the program items.
- t. Ryszard Szczypek reviewed each cost saving item with the committee. He asked what the Town standard was for the play equipment and fencing.
- u. Nick Macri said he would review the requirements for screening of the rooftop HVAC units.
- v. Ryszard Szczypek said he met with the Food Service Department to understand their needs.
- w. Laura Erickson said the BOE will look at the Ed Specs to see if there are any areas that can be reduced.
- x. Clare Kilgallen discussed the need to have an innovatory of the FF&E to see if there is anything that can be reused and what is the standard. With the savings, the cost per student could be reduced from an estimated \$3,00. to \$2,200, which is the basic cost.

- y. Nick Macri cautioned the committee about using old furniture and obsolete technology.
- z. Steve Walko then reviewed Gilbane's List of cost Reductions with the committee and Peter Manning.
- aa. Brian Harris objected to the use of VCT tile as a substitution for ceramic tile because it is a known carcinogenic.
- bb. Steve Walko discussed the size of the building with the committee and TSK. He said the BET Budget Committee was concerned with the size of the building which was calculated at 62,000 square feet.
- cc. Steve Walko also discussed the possibility of reducing the size of the building by reducing the size of the classrooms and breakout areas. Ryszard Szczypek said TSK would need to study the FF&E to see if a smaller room would still work. He further said in his experience the quality of education is effected by the use of the breakout areas.
- dd. Jennifer Dayton said the breakout areas were a collaborative space intragel to the IB Program and could not be reduced.
- ee. Jesse Saylor showed the committee a large drawing of the floor plans and explained how the changes would effect it.
- ff. Peter Bernstein discussion the balance of the Ed. Specs and the square footage of the building.
- gg. Clare Kilgallen discussed the comparison of New Lebanon School with Glenville School.

5. Review TSK Invoice #2:

- a. A motion was made by Dean Goss and seconded by Clare Kilgallen to approve TSK's Invoice #2 dated March 1, 2016 for \$24,355.99. The motion was approved with a vote of 8-0-0.

6. Approval of Meeting Minutes.

- a. A motion was made by Brian Harris and seconded by Dean Goss to approve the minute of meeting as amended for February 24, 2016. The motion was approved with a vote of 8-0-0.
- b. A motion was made by Clare Kilgallen and seconded by Jake Allen to approve the minute of meeting as amended for March 2, 2016. The motion was approved with a vote of 8-0-0.

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

- a. Steve Walko asked Ryszard Szczypek if TSK could provide graphic illustrations of how changes could effect the floor plans. He said TSK will do that.
- b. Tony Turner suggested the committee break out into subcommittee to go over the details and report back to the full committee. Mr. Walko thought this could be achieved with an extra meeting next week by the full committee. It was decided that the committee would meet next Tuesday to discuss the changes further and Friday to vote on which changes they wanted to include in the revised cost estimate. Mr. Walko also cancelled the scheduled Wednesday meeting.
- c. Steve Walko asked Ryszard Szczypek if TSK and Gilbane could meet with the BOE to discuss standards and what could be changed. They said they would.
- d. Steve Walko asked Brian Harris and Jake Allen to work with TSK and Gilbane on the cost reductions.
- e. Ryszard Szczypek said TSK would further study the information on square footage to understand what is feasible and what is not feasible to change. Laura Erickson said the BOE will review the Ed. Specs.
- f. Steve Walko directed the committee to review TSK's Change Order #1 for an increase of \$36,300. for Additional A/E Services and Ball Field Improvements.
- g. Nick Macri informed the committee the project was going to be reviewed by the P & Z at their March 22, 2016 meeting. Then it would be reviewed by the Wetlands Agency.
- h. Steve Walko said the full BET would vote on the budget for the project at their March 17th meeting

8. The meeting was adjourned by Mr. Walko at 9:37 am.