

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

**DATE:** Friday, March 11, 2016  
**LOCATION:** BOE, Havemeyer Board Room  
**TIME:** 8:00 - 11:05 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:**

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

**Others Present:**

Ryszard Szczypek (Tai Soo Kim)  
Jesse Saylor (Tai Soo Kim)  
Ronald Matten (DOF-BOE)  
Barbara O'Neill (BOE)  
Peter Adamowicz (Gilbane)  
Beth Krumeich (BET)  
Barbara Riccio (NL Principal)  
James Hricay (MDO-BOE)  
Mary Lee Kiernan (BET)  
Debbie Applebaum (BOE)  
Jennifer Dayton (BOE)  
Leslie Tarkington (BET)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Update from Chairman

- a. Steve Walko informed the committee the discussion today would focus on the bottomline regarding the budget. He said that \$41,746,167. would be used as a starting point in the presentation of the budget.
- b. Mr. Walko said he had many budget discussions with the BET, BOE, TSK and Gilbane.
- c. Mr. Walko further said as the numbers are refined and an Add Alternate List created, items may be added at a later date.

### 3. Update by Tai Soo Kim on Budget

- a. Ryszard defined the different ways the building square footage is calculated. He said the builders base their cost estimate on measuring the outside face of the exterior of the building and the State measures to the inside face of the exterior wall. The difference in the calculations for the New Lebanon School plan is 2,000 sq. ft.
- b. Mr. Szczypek explained the Schematic Design plans are 62,400 sq. ft. This was based on 125 sq. ft. per pupil at this grade range with this population. He said 46,750 sq. ft. was eligible for the State Grant money and an increase in population would allow for an increase of the Grant.
- c. Peter Adamowicz said in order to reduce the building by that much large sacrifices would have to be made.
- d. Clare Kilgallen added that according to the State's formula the school would be smaller than the existing school is now.
- e. Peter Bernstein asked TSK what they recommended. Ryszard Szczypek said TSK recommended 150 sq. ft. per pupil. Brian Harris said the Perkins & Will Architects uses 175 sq. ft. per pupil when they design a school.
- f. Ryszard Szczypek showed the committee floor plans comparing the original Schematic Design floor plans with a revised version where TSK reduced the building as much as possible. The difference was 1,000 sq. ft. He said it was typical to do this type of work during the Design Development Phase, but TSK did it now to satisfy the BET.
- g. Drew Marzullo asked for a clarification of 125 sq. ft. for State reimbursement. Ryszard Szczypek provided the details. Jake Allen said the Town is looking for the maximum reimbursement from the State. While Mr. Szczypek recommended the larger plan he noted that as the plan decreases in size the reimbursement rate increases.
- h. Mr. Szczypek said the Ed. Spec. do not address the square footage requirements of the collaborative areas.
- i. Peter Adamowicz said the building as designed is \$481./sq. ft. This number does not include site work or portables.

- j. Bill Drake made a motion to accept the reduced size of the school of 1,000 sq. ft. No one seconded his motion and it was not voted on at this time.
- k. Nick Macri requested that any physical changes to the building be tabled and Barbara Ricci expressed that the larger size building met the program requirements the best. Steve Walko said the existing design exceeds the Ed. Specs and the committee will review the size of the building during the meeting.

#### 4. Discussion of Committee on Budget

- a. Ryszard Szczypek recommended the committee review Gilbane's Value Engineering analysis of the cost estimate.
- b. Peter Adamowicz gave a power point presentation of Gilbane's Value Analysis Log - Cost Trend Log, dated 3/11/16. He gave the committee members a hard copy of the presentation. Steve Walko recommended the committee review and vote on each item separately, then vote on the reduced cost in it's totality.
- c. The committee then discussed and voted on each item recommended as a possible cost savings. The categories discussed were Estimate Adjustment, Added Project Scope, Civil/Site Work, Structural/Misc. Iron, Building Enclosure, Interior Carpentry/Finishes, Specialities and Equipment, Plumbing, Fire Protection, HVAC, Electrical and Soft Costs.
- d. The committee then discussed a reduction in the size of the building as a cost saving measure. Peter Adamowicz said Gilbane will calculate the square footage cost of the building at the reduced cost.
- e. Patricia Kantorski asked if further reductions were needed. Steve Walko said they were in order to meet the Town Standards. Clare Kilgallen informed the committee that the building is now designed for 167 sq. ft./pupil, the reduced size would bring it down to 164 sq. ft./pupil and the District average is 162 sq. ft./pupil.
- f. Peter Bernstein commented that the short term savings would effect the program. Brian Harris and Patricia Kantorski said they agreed with Mr. Berstein.
- g. Laura Erickson explained the enrollment numbers and said they may be understated due to proposed new construction in the New Leb. catchment area and how many of the 65 students who have 'magnetted' out of the district may come back.

#### 5. Vote on Budget

- a. A motion was made by Brian Harris and seconded by Dean Goss to reduce the original budget to \$37,509,088. This number included the modulars and playing fields. The motion was approved by a vote of 8-0-0.

- b. A motion was made by Bill Drake and seconded by Jake Allen to reduce the size of the building by 1,000 sq. ft. The motion was denied by a vote of 3-5-0.
  - c. A motion was made by Dean Goss and seconded by Brian Harris to go before the BET to ask for a release of Conditions for 2015-16 for the project. The motion was passed by a vote of 8-0-0.
6. Approval of Meeting Minutes.
- a. Approval of the Minutes of the Meeting was postponed until the next meeting.
7. The meeting was adjourned by Mr. Walko at 11:05 am.