

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

DATE: Tuesday, March 8, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:30 a.m.

Committee Members Present:

Stephen Walko - Chairman
Bill Drake - Vice Chairman (BET)
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen via phone
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)
absent: Drew Marzullo (Selectman)

Others Present:

Ryszard Szczypek (Tai Soo Kim)
Christine O'Hare (Tai Soo Kim)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
John Frangione (BOE Facilities)
Peter Manning (Gilbane)
Peter Adamowicz (Gilbane)
Beth Krumeich (BET)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE) via phone
Jennifer Dayton (BOE)

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

2. Update from Chairman

- a. Steve Walko informed the committee they would continue the conversation on the budget at this meeting and possibly vote on the budget at the Friday, March 11th scheduled meeting.
- b. Mr. Walko confirmed the BET Budget Committee would vote on the budget at their Tuesday, March 15, 2016 meeting.

3. Update from Tai Soo Kim on Budget

- a. Ryszard Szczypek distributed handouts of the proposed and reduced floor plans with the total square footages for each floor calculated. Also in the packet were floor plans of furniture layouts.
- b. Mr. Szczypek said the potential reduction of the size of the school is 1,200 square feet.
- c. Christine O'Hare reviewed the details of the plans at a large scale with the committee. She said TSK had used the Ed. Specs to calculate the number of desks, chairs, computer stations and lockers. These were shown in the floor plans.
- d. Mr. Szczypek said one of the two requested kidney-shape tables was eliminated in the drawing because it did not fit in the reduced-size classrooms.
- e. The committee discussed the number of students in the school and how they are allocated. It was determined according to the Ed Specs there would be a projected total of 374 students and a maximum of 540 chairs required. The maximum allocation of each classroom by grade is pre-kindergarten - 20 students, kindergarten 24 students, first & second - 26 students and third, fourth & fifth - 28 students.
- f. Barbara Ricci asked Laura Erickson if there was any flexibility in the BOE Guidelines. Ms. Erickson said she would discuss it with the BOE.
- g. Ryszard Szczypek said TSK did not make any changes to the doors, windows, roof or foundation to achieve a reduction in the building size of 1,200 sq. ft. He informed the committee there is not a direct square footage correlation to reducing the size of the building and the perimeter.
- h. Patricia Kantorski asked if the number of students the BOE used to write the Ed. Specs reflected projected numbers. Laura said they did and the number of students peaks at 273.
- i. Mr. Szczypek said a larger population would effect the reimbursement rate and therefore needs to be justified by a third party.
- j. Steve Walko questioned how a magnet school fills the seats. Christine O'Hare then discussed how a magnet school effects calculating the number of students.
- k. Ron Matten asked for a clarification on how the guidelines work. Mr. Szczypek said the State takes the average number of students. Mr. Matten added that the magnet schools in Greenwich were successful.

- l. Dean Goss asked if all the classrooms planned exceeded the average size. Mr. Szczypek answered that the rooms planned do not exceed the average square footage.
- m. Bill Drake said we need to plan for 87 magnet students in order to meet the State Diversity Requirements.
- n. Steve Walko asked Barbara Ricci to walk the committee thru the number of existing school students at New Lebanon. She said there are 265 students, including the kindergarten at BANK, but not the Pre-K. She further explained that historically the school had 15-16 Pre-K students.
- o. Clare Kilgallen reminded the committee that the State Reimbursement is based on the 2014 Census of 374 students. She further said the current enrollment is 265 students which does not include the 8 students that are sent to other schools, the 15 Pre-Kindergarteners and the 50 students that 'magnetized' out last year.
- p. Steve Walko recapped the enrollment numbers as follows: 265 K-5th graders, 30 Pre-Kindergarteners, 8 relocated Kindergarteners, 10 students that magnetized out, 15 new Pre-K. and 50 magnet students from other districts for a total of 378 students.
- q. The Town looks at enrollment of 278 students in the New Lebanon catchment area based on 2021 projections.
- r. Steve Walko questioned if the State would reimburse the Town based on the maximum capacity of 540 students.
- s. Laura Erickson recommended the committee take a closer look at what the maximum square footage of the building would be to receive the maximum reimbursement.
- t. Mr. Walko asked for an explanation of how the size of the building was calculated. He noted that the benchmark for Glenville Elementary School is 155 sq. ft. per student and Ed. Specs call for 158 sq. ft. for the new New Lebanon Elementary School. The proposed school building is 59,092 sq. ft.
- u. Ryszard Szczypek said he does not recommend reducing the size of the classrooms. He also said the current proposed plan is close to the Ed. Specs requirements.
- v. Clare Kilgallen questioned what the 'magic' number would be which the building could be reduced and still receive the maximum reimbursement and achieve the desired racial balance.
- w. Patricia Kantorski asked how the reduced size of the building would effect the educational program.
- x. Steve Walko said it was problematic to reduce the size of the building.

4. Update from Gilbane on Budget

- a. Peter Adamowicz said the building had been reduced in size by 2-2 1/2%. He also explained it was now larger then designed in the feasibility study in order to

- accommodate the breakout areas. They had not been included in the Feasibility design. Barbara Ricci said the breakout areas were integral to the IB Program.
- b. Mr. Walko discussed the Grossing Factor of the existing design. Peter Adamowicz agreed the existing design was efficient.
 - c. Ryszard Szczypek said the smaller the perimeter square footage the building is, the greater it's efficiency and therefore has the least operational costs.
 - d. Nick Macri cautioned the committee not to short change the design of the building by only looking at the bottomline. He said it was important for the school to be exciting and dynamic for the future. He further explained it was important to design a great building in order to bring students back into the district and also to attract new ones.

5. Discussions of Committee on Budget

- a. Brian Harris reviewed items he thought would effect the experience and aesthetics. He recommended not Value Engineering out the special features of the building design.
- b. Peter Adamowicz discussed details of the savings which were identified by Gilbane. He also discussed the program vs. the scope of work and which items could be value engineered and not effect the program. He said there could be cost savings by substituting different materials.
- c. Peter Manning advised the committee to consider the future maintenance costs in their decisions regarding changing materials.
- d. Christine O'Hare then showed the committee a power point presentation of different materials to be considered and the pros and cons of each.
- e. Patricia Kantorski asked TSK if they were considering using a glass wall surrounding the cafeteria. Ryszard Szczypek said it was open with a guard railing in the design, but would be acoustically treated. Nick Macri said he likes the openness. Dean Goss asked if there were any issues with the fire regulations. Mr. Szczypek said there was not and it was allowed.
- f. Patricia Kantorski asked if the items that were either eliminated or substituted could be bid out as Add Alternates. Mr. Szczypek said they could. Peter Adamowicz said Gilbane would make a list of those items.
- g. Steve Walko discussed the types of HVAC systems and how they would effect the budget. Ms. Kantorski cautioned reducing the quality of the HVAC system because in her experience it is the first area people want to find cost savings and could have adverse effects, such as noise, blowing air, unbalanced system (too hot or too cold) and air that is not properly humidified and filtered. Jake informed the committee the HVAC system had not been designed yet and the number is just a rough estimate.
- h. Mr. Walko then discussed the approval process. He said the committee would vote on Friday if they were comfortable with the budget.

- i. Laura Erickson ask TSK and Gilbane for a list of Value Engineer items they recommended. Mr. Walko asked for a list of the last school projects they built in the State which are similar to New Lebanon School.
- j. Dean Goss asked how the budget would be presented to the BET Budget Committee and what they were looking for. Mr. Walko said they were interested in the bottomline.
- k. Dean Goss asked if TSK was working with the Town to understand the Town's standards. Mr. Szczypek said TSK had already started that process and had a meeting with Town Operational Department.
- l. Peter Adamowicz said Gilbane was comfortable with the estimate for the renovation of the ballfields and the portable classrooms.
- m. Dean Goss suggested the BOE review the Ed Specs for possible reductions based on what was asked for compared to what was in the Ed. Specs.
- n. Clare Kilgallen wanted to know what Gilbane's experience was of how the costs typically change from Design Development to Construction.
- o. Peter Adamowicz showed the committee a Project Reconciliation Chart from a school in Thompson, CT they built. Given the low estimate they had to work with, Mr. Walko wanted to know when the Town allocated the funds. Peter Manning advised the committee to set a realistic budget. Laura Erickson asked Gilbane what number was realistic. He said Gilbane would create a list of recommended budget reduction items with an extra column for TSK to list theirs.
- p. Brian Harris questioned the plumbing estimate. He asked the BOE if a sink was required in every room. Ms. Erickson said they were, but the drinking fountains could be added at a later date.
- q. Will Schwartz asked if it is advisable to add more space for storage in the basement rather than have mostly slab on grade construction with only a full basement for the mechanical equipment. Mr. Szczypek said TSK did not advise it for reimbursement purposes.
- r.
- s. Nick Macri discussed bidding the skylight as shown in the drawings as an alternate to save money. Mr. Szczypek said TSK could do that.

6. Approval of Meeting Minutes.

- a. Approval of the Minutes of the Meeting for February 17, 2016 were tabled.

7. Discussion of Next Steps

- a. Steve Walko discussed the need for an additional meeting. He recommended that if the committee was not confident with the numbers on Friday, they should have an additional meeting Tuesday, March 15th at 8 am. Peter Berstein and Patricia Kantorski did not think it would be necessary.
 - b. Steve Walko said the committee would vote on the budget based on the recommended savings.
8. The meeting was adjourned by Mr. Walko at 9:30 am.