

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

DATE: Wednesday, April 6, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:30 am

Committee Members Present:

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

Tai Soo Kim (Tai Soo Kim)
Ryszard Szczypek (Tai Soo Kim)
Todd Conant (Tai Soo Kim)
Barbara O'Neill (BOE)
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Eugene Watts (BOE-Sr. Buyer)
Debbie Applebaum (BOE)

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

2. Update from Chairman

- a. Steve Walko said the project had been presented to the Planning & Zoning Department (P & Z) last week. The P & Z discussed parking, traffic flow, the line of cars created by student drop off, pedestrian traffic, exiting thru the Library parking lot, as well as the number of students and buses the school is being planned for. Mr. Walko said the project would be presented again May 3rd and May 4th was the deadline.
- b. Mr. Walko said the BOS would meet two times to review the MI application to eliminate the paper road. The dates are April 7 & 14.
- c. Mr. Walko informed the committee there would be a total of 16.5 weekly deliveries to the new school. The weekly deliveries are as follows: 5 per week of food, 5 of milk, 2 of district, 4 trash and 2 monthly supplies.
- d. The project was also on the RTM Finance Committee's Agenda. Mr. Walko reported there was very little discussion at the meeting because no new issues concerning the budget were presented.
- e. Steve Walko reminded the committee the deadline for the SCG/ED-049 filing for the Construction Grant is June 30, 2016.

3. Presentation & Update by Tai Soo Kim

- a. Tai Soo Kim made a presentation of the proposed new New Lebanon School. Mr. Kim began the presentation with a slide show of the Site Plan, Floor Plans, Exterior Elevations, Floor Plans with the furniture layout shown and a 3-dimensional walk-thru of the interior of the school. Mr. Kim also presented a physical model of the proposed new school including the part of site.
- b. Mr. Kim discussed the trees, bus route, parking and playgrounds planned on the upper level of the site. He said the existing trees are 60-70 feet high and the building will be approximately 30 feet high. He also said the natural woods are preserved and create a poetic contrast between the natural and man made environment.
- c. Mr. Kim pointed out that the service entrance at the field side of the building is hidden from view. He also said the Pre-K and Kindergarten classrooms face the South with a lot of natural light and looks out toward the wetlands and woods as well as an outdoor classroom.
- d. Ryszard Szczypek passed around samples of the proposed zinc and masonry panel materials. He said a mock-up of each material would be made in order to decide on the color and finish that is best for the exterior walls.
- e. Mr. Kim informed the committee that all the windows would be operable and the East and West windows would have sun control devices. He further explained that there would be four screened mechanical units on the roof and an exterior chiller under the first floor on the South side of the building.

- f. The slide show, as presented to the Building Committee, will also be present to the Planning and Zoning Commission.
- g. Steve Walko raised the issue concerning the length of the bus loop and the traffic flow of vehicles onto Mead Ave. He said it was a very important issue, as the existing vehicle route thru the library parking lot is a safety concern. Although it is outside of the Architects scope of work, the committee will discuss it further at a later date.
- h. Ryszard Szczypek said TSK will put the slide presentation on the FTP site. Mr. Walko asked the committee members to send their comments to TSK which would then complete the Schematic Design Phase.

4. Discussion of Modulars

- a. James Hricay said he found the Town's 2004 information files about the demolition of the modulars which had been installed at Western Middle School. Mr. Hricay also said Phase I had not been done because the Town was not filing for State Reimbursement.
- b. The committee discussed the pros and cons of locating the modulars at two different site, Western Middle School and William Street West fields. Mr. Hricay said the food service and gym would be complicated at the William Street site.
- c. Clare Kilgallen asked Gilbane if the construction noise would be loud at William Street West. Peter Manning answered that the noise from the construction activity would be close and loud at the William Street West field.
- d. Mr. Walko explained that the three things the committee needed to understand before they could make an informed decision are 1.) what are the options, 2.) who makes the decisions, the NLBC or the BOE and 3.) the BOE may determine if modulars are to be used or not. He said the decision should be based on financials, educational and logistics.
- e. Brian Harris said modulars were the best choice because it would help the construction be on time and on budget.
- f. Nick Macri reviewed all the possibilities and thought Western Middle School was the best location for the modulars because they had been located there in the past.
- g. Tony Turner inquired if it was a Town Legal decision how to proceed.
- h. Will Schwartz suggested the committee needed direction from the BOE as far as the number of students and classrooms required. He also informed the committee that he had found a footing plan in the Building Department files. He said the piles were on a 10 foot grid, but he thought they had been demolished.
- i. A motion was made by Brian Harris and seconded by Clare Kilgallen for the committee to recommend to the BOE a strategy to house the students during the construction to be prioritized as follows: 1.) modulars located at Western Middle School, 2.) modulars located at William Street West ball field, 3.) leave the students in the existing school until they can move into the new school and 4.) bus

the students to schools throughout the district. The motion passed unanimously by a vote of 5-0-3 absent.

- j. Ryszard Szczypek informed the committee that an approved Change Order was needed to do the work required for Phase I and II for locating the modulars. He further said it would cost \$13,000. for Langan plus TSK's cost for designing the modular layout at an hourly rate, not-to exceed \$2,500. The committee received a pdf of Langan's Proposal for Environmental Engineering Services, Modular Classrooms at Western Middle School earlier in the week. It outlined their scope of work in detail.
- k. Clare Kilgallen said the committee would need to know how many parcels the Western Middle School field comprises of and the history of the site.
- l. Drew Marzullo made a motion and Patricia Kantorski seconded it to engage Langan to do Phase I & II at a cost of \$13,000. and for TSK to do the layout plan at an hourly rate, not-to exceed \$2,500. After some discussion, the motion was defeated by a vote of 0-4-1.
- m. Ryszard Szczypek said TSK will file for a modification to the Building Code with the State to allow slab-on-grade construction for the modulars.
- n. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve Change Order #1 for the amount of \$36,300. from Milone & MacBroom for the work they need to do relating to the renovation of the ball field. The motion was approved unanimously with a vote of 5-0-0.

5. Discussion of VE & Budget

- a. Steve Walko said the committee would discuss the VE and Project Budget at the next meeting (4/13/16).
- b. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve the release of \$1.8 m for Design Development funds. The motion was approved unanimously with a vote of 5-0-0.

6. Update by Subcommittees

- a. Laura Erickson said that the Quarterly Report of the Communication Subcommittee would be ready next week and she would post it on the BOE website.
- b. Ms. Erickson told the committee that the BOE needs "Talking Points" and the FAQ should be ready for the May RTM meeting.

7. Approval of Meeting Minutes.

- a. A motion was made by Clare Kilgallen and seconded by Peter Bernstein to approve the Minute of Meeting as amended for March 30, 2016. The motion was approved with a vote of 4-0-0.

8. Discussion of Next Steps

- a. Ryszard Szczypek said TSK will produce a list of meetings they had and will have with the Town Agencies and School Officials.
 - b. Steve Walko requested that TSK post a slide of an aerial view of the site with the school building superimposed on it. Ryszard Szczypek said TSK will put all the materials they created on the FTP site.
 - c. Clare Kilgallen informed the committee the RTM District 4 meeting was tonight at 8 pm. She encouraged the committee members to attend.
 - d. Peter Manning said that Gilbane would investigate how off-site construction can be used to save time and money for the construction of the proposed school.
 - e. A motion was made by Clare Kilgallen and seconded by Peter Bernstein to approve changing the time of the 4/13/16 meeting from 7 pm to 8 am. The motion was approved with a vote of 4-0-0.
9. The meeting was adjourned by Mr. Walko at 9:30 am.