

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

DATE: April 13, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:05 - 8:45 am

Committee Members Present:

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

Ex-Officio Members Present:

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

Others Present:

Ryszard Szczypek (Tai Soo Kim)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
John Frangione (BOE Facilities)
Peter Manning (Gilbane)
James Hricay (MDO-BOE)
Eugene Watts (BOE-Sr. Buyer)
Debbie Applebaum (BOE)

1. Meeting was called to order by Mr. Walko at 8:05 am
2. Update from Chairman
 - a. Steve Walko reviewed the money that has been appropriated or released by the BET. He said the BET appropriated \$2.85 million and \$1,000,000. was been released.

- b. Mr. Walko said the New Lebanon Building Committee has approved almost \$200,000.
- c. Mr. Walko told the committee they would have a better sense of where the students would be temporarily placed during the construction by June.
- d. The committee discussed traffic flow in and out of the school site, especially with respect to creating 2-way traffic onto Mead Avenue instead of all traffic leaving the school site thru the Byram-Shubert Library parking lot.

3. Update by Tai Soo Kim

- a. Ryszard Szczypek said the application for State Reimbursement is due by the end of June, but changes to the building could be made until November. He said TSK has completed a draft of the application for State reimbursement.
- b. Mr. Szczypek said TSK met with the Tree Warden. The Tree Warden asked for a list of the species of trees that will be effected by the new construction. Mr. Szczypek said TSK will provide this list as well as the proposed plan to replace any trees with approved plantings. He also said the existing tree located in the middle of the proposed bus drop-off route will be saved.
- c. Mr. Szczypek said TSK will advise the NLBC if any changes that are requested by any of the Town Agencies. He said TSK will meet with the Architectural Review Board (ARC) May 4th to make a presentation of the exterior building materials and the Board of Selectmen (BOS) and the P & Z to decide on eliminating the 'Paper Road' that runs thru the playing field from Mead Ave. to Richard Street.
- d. TSK will post a FAQ sheet.

4. Discussion of Modulars

- a. Steve Walko said lot of work has been done to understand what is need to construct the modulars. The three issues that need to be resolved are 1.) is the Western Middle School lot one or several lots, 2.) can the Town get a variance from the State for slab-on-grade type construction and 3.) is Phase I needed for receiving State reimbursement.
- b. Ryszard Szczypek informed the committee the type of foundation proposed for the modulars is a precast system using grade beams and a structural slab.
- c. Ron Matten said the utilities are still in-place from the last modular project on the Western Middle School site, but excavation would be needed to install an electrical vault.
- d. Mr. Szczypek said TSK was proceeding with the Design Development Phase. The office is doing Energy Modeling based on the current United States Green

Building Council (USGBC) standards. He said it will improve the ability to achieve LEED Gold.

- e. Mr. Szczypek said TSK had meet with the Inland Wetlands Watercourse Agency (IWWA) and and answered questions regarding the extent of wetlands enhancement, the amount of run-off and water retention planned for the site.

5. Discussion of Budget

- a. Laura Erickson emailed the Quarterly Report to the committee for their review.

6. Update by Subcommittees

- a. The contract for the Commissioning Agent (CA) is completed and will be issued shortly. The Contracts Subcommittee will start the RFP for the Clerk-of-the-Works. Clare Kilgallen will receive a packet of information from the Town on where we are.
- b. The Timeline Subcommittee will be updated the timeline.

7. Approval of the Meeting Minutes

- a. Approval of the Meeting Minutes was postponed until the next meeting because there was not a quorum.

8. Discussions

- a. Clare Kilgallen updated the committee regarding the RTM District #4 meeting she attended. She said there were no real questions and it went well. They did not have any question about the MI and were not concerned with opening Richard Street for deliveries to the school.
- b. Mr. Popp, a New Lebanon School parent, voiced his concern that the proposed 3 lanes of traffic was a safety hazard and it was best to keep the 2 lanes there are now. He said 3 lanes was difficult to staff and dangerous for the school children. He was also concerned about the size of the school.
- c. The Nick Macri discussed the size of the building and said he thought it was the right size for the Ed Spec requirements. Clare Kilgallen said there was a perception of the school being to large. She said the proposed classrooms and gym were a standard size. Steve Walko added that there were 75 students presently in the New Lebanon catchment area that go to other schools.

9. The meeting was adjourned by Mr. Walko at 8:45 am.