

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

DATE: May 4, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 8:55 am

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

Absent: Jake Allen

Ex-Officio Members Present:

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

Others Present:

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

1. Steve Walko called the meeting to order at 8:00 am

2. Update from Chairman

- a. Steve Walko told the committee the number one concern was the State Reimbursable approval and it was of primary importance to the RTM. He further stated it has been estimated, prior to State approval, the Project will have encumbered \$2,035,000. in cost.
- b. Mr. Walko said the BET approval is contingent on State approval but the appropriations must be approved before the State reimbursement application can be filed.
- c. The committee discussed the RTM district meetings this week and who would attend each of them. Mr. Walko said there had been some discussion on the size and scope of the project, but it was not a major concern at the meeting he attended.
- d. Steve Walko noted the role of the NLBC is to build the building and to build it according to the Ed. Specifications.

3. Update by Tai Soo Kim

- a. Jesse Saylor asked if the committee could provide TSK with the number of parking spaces required for the new school and why this number is desired. James Hricay said 55 - 60 parking spaces were needed based on the number of full-time teachers, administration, including the Pre-K, some part time workers, office support personnel, the lunch staff and volunteers.
- b. The committee further discussed the required number of parking spaces. Mr. Saylor asked if the BOE could provide the number of existing parking spaces at each school to make a comparison. Clare Kilgallen commented that when deciding how many parking spaces are required, the neighborhood that the school is in should be considered. Steve Walko said the Library parking lot should be considered in the count. Ron Matten commented the people using the sports field could also use the school parking lot. Brian Harris added that cars could park along the parent's line-up lane at the side during school hours.
- c. Jesse Saylor handed out a schedule of the future Regulatory and Staff Meetings to the committee.
- d. Mr. Saylor said the hazardous material investigation of the existing school was continuing. He assured the committee TSK will notify the school administration and coordinate with them whether they do the investigate while school is in session or after hours.

4. Discussion of Modulares

- a. TSK is developing a site plan of the modular layout. The modular site plan, including a detail of the concrete slab system will be submitted to Mr. Bill Marr, the Building Official at the Town Building Department for his review. Once Mr. Marr has approved the site plan, which is estimated to take one week, it will be sent to the Sate for their review and approval. Mr. Saylor said the site plan was site specific, but could be modified for another site if needed.
- b. Clare Kilgallen inquired if anything can be done prior to the Sate approval of the modulars to expedite the site work. Mr. Saylor said the modulars could be bid out prior to the BET approval, but the contract not awarded until they are needed.
- c. Steve Walko reminded the committee that all options are still on the table and the modulars will be used only for the school year 2017-2018.

5. Discussion of Budget

- a. The Committee will discuss the budget at a future meeting.

6. Update by Subcommittees

- a. The Timeline will be adjusted according to ongoing approvals.
- b. Clare Kilgallen said the Clerk-of-the-Works RFP is on hold and asked for comments from the Contract Subcommittee members who had not submitted their comments yet.

7. Approval of the Meeting Minutes

- a. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve the Minutes of Meeting of 4/27/16. The motion was approved with a vote of 7-0-0.

8. Discussion of Next Steps

- a. Nick Macri discussed the schedule of the future Town Agency meetings. He said
 - a.) P & Z - June 7th to review traffic, queuing and 2-way traffic on Church St.,
 - b.) IWWA - May 23 to review the rain-garden in more detail and drainage,

c.) MI, Site Plan & Special Permit application is extended to June 7th and
d.) Application Coordinator May 6th to review the Right of Way Abetterment approval.

- b. Steve Walko said the large tree in the center of the traffic circle will be saved. He further explained that TSK is investigating the removal of 10 parking spaces from the original design and creating a rain-garden. If this idea becomes part of the project it will be bid out as an Add Alternate.
- c. Mr. Walko asked TSK if a representative from Malone and MacBroom could attend the NLBC May 11th meeting to discuss traffic flow, the rain-garden and parking spaces. Jesse Saylor said he would ask them and thought it would be fine.

9. The meeting was adjourned by Mr. Walko at 8:55 am.