

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

DATE: May 18, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 9:12 am

Committee Members Present:

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

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)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
John Frangione (BOE Facilities)
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
James Hricay (MDO-BOE)
Pat Maranan (BOE Finance Supervisor)

1. Meeting was called to order by Mr. Walko at 8:00 am
2. Update from Chairman
 - a. Steve Walko thanked the committee members for going to the RTM district and full RTM meetings. He said the Fact Sheet was very helpful.

- b. Mr. Walko said the committee needed to monitor if the modulars can be installed on time without encumbering any money. He suggested the committee address any outstanding issues as they came up.
- c. Mr. Walko informed the committee the P & Z requested that all new sidewalks have granite curbs because this was a town standard. Mr. Walko noted the existing school has concrete sidewalk curbs. Peter Manning commented that granite curbs would cost \$70,000. more then concrete curbs. Nick Macri clarified the P & Z's direction was only a recommendation. Clare Kilgallen asked how long each building material would last. Peter Manning said granite would last for ever. Peter Berstein suggested granite curbs be bid as an alternate. Mr. Manning said Gilbane would keep track of all alternates.
- d. A **Motion** was made by Peter Berstein and seconded by Brian Harris to specify concrete sidewalk curbs everywhere, except at the school entrance. The motion was approved with a vote of 7-0-0.

3. Update by Tai Soo Kim

- a. Ryszard Szczypek gave the committee copies of TSK Invoice #3, #4 & #5. The committee discussed each invoice and compared them to the contract requirements. Mr. Szczypek said he would review the contract requirements and revise & resubmit the invoices accordingly.
- b. A **Motion** was made by Clare Kilgallen and seconded by Brian Harris to approve TSK Invoice #3 for the sum of \$174,554.12 contingent on the Town Finance Department approval. The motion was approved with a vote of 7-0-0.
- c. A **Motion** was made by Clare Kilgallen and seconded by Brian Harris to approve TSK Invoice #4 for the sum of \$10,730.48 contingent on the Town Finance Department approval. The motion was approved with a vote of 7-0-0.
- d. A **Motion** was made by Brian Harris and seconded by Clare Kilgallen to approve TSK Invoice #5 for the sum of \$122,118.04 contingent on the Town Finance Department approval. The motion was approved with a vote of 7-0-0.
- e. Ryszard Szczypek confirmed that TSK will file EDO 49 at the end of June. He said the whole project should be bid out by early 2017 with construction starting as soon as BET releases the funds.
- f. Mr. Szczypek said TSK made a submission to the ARC for their June 8th meeting.
- g. Mr. Szczypek told the committee TSK was working on the Design Development (DD) Phase, which is scheduled to be completed the second week of June. At the end of DD, Gilbane will reestimate the project.
- h. Mr. Szczypek also told the committee TSK they will start working on the Construction Document (CD) Phase once the DD are completed and approved. The CD phase is scheduled to be completed by the end of October and Gilbane will reestimate the project again based on the CD's.

- i. Mr. Szczypek will make a submission to the BOE one week prior to their October 20th meeting for the project review and approval.
- j. Mr. Szczypek said TSK was waiting for an interpretation from the State of the square footage calculations for the mechanical space in the basement. At this time, TSK has not include the mechanical space in the square footage calculation of the building. If the State does not agree with TSK's method of calculating the square footage of the building, they will locate the mechanical equipment on the roof adjacent to the equipment already proposed on the rooftop. He said the equipment will be screened from view and have isolation devices to reduce the noise level.
- k. Mr. Szczypek reviewed a proposed site plan of the school called 'Partial Roadway Discontinuance and Lot Consolidation Plan.' He said the area of the lot will include the portions of Church Street West and Richard Street which were previously considered 'paper roads'.

4. Discussion of Modulars

- a. Will Schwartz said they have not heard back from the State regarding the two requested modifications for the modulars. Steve Walko said the committee would decide on the location of the modulars within the next two weeks. Laura Erickson reminded the committee that the modulars would need MI approval.
- b. Peter Manning said Gilbane drafted a preliminary layout of the modulars if they were located on the William Street West ball field. He also said unlike the Western Middle School field location, the modular classrooms would need a cafeteria and gym. Clare Kilgallen noted that given the current student population 20 modular classrooms would be required. Mr Manning said Gilbane is working with the BOE to confirm if the William Street West ball field is a viable location for the modulars.
- c. Peter Manning said Gilbane will prepare a modular logistic plan.
- d. Steve Walko said the modulars should be bid out prior to June 30th but the contract not signed until State approval is received.
- e. Ryszard Szczypek said the timeline for the modulars would be decided in the future. He also informed the committee that the modulars would need IWWA approval if they were sited on Western Middle School field.

5. Discussion of Budget

- a. Peter Manning said Gilbane will estimate the project at the end of the Design Development Phase and also at the end of Construction Document Phase.

6. Update by Subcommittees

- a. Jake Allen said the Timeline Subcommittee would update the timeline and include the modulars.

7. Approval of the Meeting Minutes

- a. A motion was made by Brian Harris and seconded by Clare Kilgallen to approve the minute of meeting for 5/11/16. The motion was approved with a vote of 7-0-0.

8. Discussion of Next Steps

- a. Nick Marci reviewed the schedule of the next Town meetings. He said 1.) the IWWA meeting will be May 23rd, 2.) P & Z meeting will be June 7th and 3.) the ARC meeting will be June 8th. Ryszard Szczypek said TSK has sent the appropriate departments the requested information regarding a 4-way stop sign at Church Street West & Mead Avenue, wetlands and drainage issues.
- b. Laura Erickson said the next BET meeting was June 6th.
- c. Steve Walko said the committee would take a vote on the 4-way stop sign at Church Street West and Mead Avenue after P & Z approval. Mr. Szczypek said Milone & MacBroom will put the information on the website. Peter Manning reminded the committee that the 4-way stop sign must be installed during construction.

9. The meeting was adjourned by Mr. Walko at 9:12 am.