

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

DATE: Wednesday, October 21, 2015
LOCATION: Havemeyer Board Room
TIME: 7:00-8:00 pm

Committee Members Present:

Stephen Walko - Chair
Bill Drake - Vice Chair (BET)
Patricia Baiardi Kantorski - Clerk
Dean Goss
Clare Lawler Kilgallen
Brian Harris
Peter Bernstein (BOE) via phone-in
Jake Allen

Ex-Officio Members Present:

Drew Marzullo (Selectman)
Barbara O'Neill (BOE Chair)
Nick Macri (P&Z Commission)
Will Schwartz (DPW)

Others Present:

Ryszard Szcypek (Tai Soo Kim Partners Architects)

1. Meeting called to order at 7:10 pm
 - a. Administrative details: meeting schedule to be posted for the remainder of the year; Meetings for the first 6 months of 2016 to be ratified next meeting.

2. Update and discussions with Tai Soo Kim Partners Architects
 - a. Recap of last meeting
 - b. Discussion of BET resolution passed on Monday requesting that the committee ask Tai Soo Kim for multiple options including renovation of the existing building. The BET request does not fall within the current contract with Tai Soo Kim. Tai Soo Kim proposal is for design conforming to Revised Scheme D. There would be additional time and cost in order to add the additional analysis as per the BET resolution.
 - c. Clarification was given by Mr. Szcypek on renovation vs alteration. Renovation requires a complete gutting of the existing structure. Anything less could jeopardize a full reimbursement rate from the state.
 - d. Motion made by Drew Marzullo seconded Patricia Kantorski to proceed as is; to reject or not comply with the Finance Board's non-binding sense of the meeting

resolution requiring this committee to direct architect Tai Soo Kim to begin drawing a plan that includes renovation and also includes cost analysis of that renovation.

- i. Comments justifying the motion were presented. Quote from the Ed Specs supporting the work already done to determine feasibility of renovation vs new building, general comments that revisiting the option of renovation is going backwards. Revised Scheme D has already been fully vetted.
 - ii. Defense of the BET resolution was presented. Still early in the process, renovate as new was not intended to result in a poorer school or impairment of student outcomes. BET needs to perform its budgetary duties and as such wants to have multiple options to consider.
 - iii. The question was raised to whether there is any prohibition on the BET independently contracting with Tai Soo Kim to do additional analysis.
 - iv. All NLBC members present, with the exception of Bill Drake, spoke in support of the motion.
 - v. Vote on the motion, approved 7-1-0.
 - e. Tai Soo Kim reported that they have begun analysis work.
3. Update from Subcommittees
 - a. Timeline Subcommittee: On target for presentation on November 11 of at least two options; still targeting building completion by September 2018 in time for the start of the school year.
 - b. Communications Subcommittee: A draft of the first quarterly report is in progress, to be presented at the next meeting.
4. Discussion of Construction Manager's (CM) responsibilities & contract
 - a. Contracts committee: Reviewed an RFP/RFQ for CM Services from another CT School construction project. It was provided by Tai Soo Kim. Draft in progress. Goal to have an RFP/RFQ for CM to Vote on by the next meeting.
 - b. Goal to get CM on board ASAP. Ideally would like a CM at Risk contract. Importance of setting out the qualification so that list of eligible CMs are all competent.
5. The need for a Commissioning Agent (CA) was also discussed. The CA would be independent from the architect and CM. Their responsibilities would be energy modeling, testing and balancing of the mechanical systems. The CA needs to have experience with The Office of School Construction Grants in CT.
6. Approval of Meeting Minutes
 - c. Motion by Brian Harris Seconded by Dean Goss to approve the meeting minutes for October 14, 2015. Approved unanimously.
7. Meeting was adjourned at 9:20 pm

