

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

DATE: January 11, 2017
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
Jake Allen
Brian Harris via phone

Ex-Officio Members Present:

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

Others Present:

Ryszard Szczypek (TSKP Studio) via phone
Karrie Kratz (Gilbane) via phone
James Hricay (MDO-BOE)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)

1. Call the meeting to order

- a. The meeting was called to order by Steve Walko at 8:00 am.

2. Update from Chairman & Update on State Funding Process

- a. Steve Walko congratulated Tony Turner for his appointment to the BET. Tony Turner thanked the the NLBC for all their hard work and said he had learned a lot from being a part of the committee. Mr. Walko said a new member of the NLBC would be needed to replace Mr. Turner from the RTM.
- b. Steve Walko reported that the final site plan had been approved by the P & Z last night. Mr. Walko said all the hard work from all those involved, especially Nick Macri, Christine O'Hare (TSKP Studio) & Gilbane, had payed off.
- c. Steve Walko asked TSKP Studio to provide a list of the several conditions requested by the P & Z. Ryszard Szczypek said he would.
- d. Steve Walko outlined the status of the project from the town's perspective. He said the final site plan has been approved, the funding is conditional, the modulars might be part of another budget and that all town regulations have been met.
- e. Steve Walko discussed the reimbursement funding process. Mr. Walko said, historically, there had never been a project removed from the state's list and that it should be known by February 1st if the state committee approves of the project. He also said, as far as the Commissioner of Education is concerned, the project's status quo remains the same.
- f. Steve Walko told the committee that if there was a Public Hearing in Hartford he will let them know. Mr. Walko said it would be good if someone attended the hearing.
- g. Mr. Walko noted if the state does not reimburse the town at the percentage discussed then the town would have to discuss the next steps. Drew Marzullo asked if the committee should discuss the next steps now. Mr. Walko answered that the committee should not, because it was the purview of the BOE. He said the NLBC would continue their work as planned and noted the next steps are to complete the CDs, town approvals, third party reviewer and hiring the Clerk-of-the Works.
- h. Patricia Kantorski suggested that there may be fewer bids and the bids may come in higher then anticipated if it appeared that the project may not go forward. Steve Walko said the governor would not sign the approval until July, so we will need to proceed as planned. Mr. Walko added that nothing had changed in terms of the process except Mr. Barnes's recommendation to the Governor. Mr. Walko said New Lebanon had only been singled out by Mr. Barnes because of the 80% reimbursement and it was best not to speculate. Drew Marzullo told the committee he spoken directly to Mr. Barnes and he said it was a perfect storm based on the economic climate, the Greenwich factor and the fact that the governor doesn't approve of magnate schools.
- i. Bill Drake informed the committee that he spoke to Mr. Kosta Diamantis, Director of the Office of School Construction Grants (OSCG) on the phone. Mr. Drake said they discussed the four steps of the state process which are 1.) the priority list, 2.) the Committee, 3.) the Assembly and 4.) the governor.

3. Update by TSKP Studio

- a. Ryszard Szczypek said the work of the Structural Threshold Review has been started. Mr. Szczypek further said once the Third Party Local reviewers and building officials reviewed the project TSKP Studio would deliver the documents to the state, probably in early March. Karrie Kratz added that Gilbane scheduled January 1st - 31st for the reviews and Jan. 31st to March 16th for the signatures.
- b. **A Motion was made** by Jake Allen and seconded by Dean Goss **to approve the the Change Order, not to exceed \$12,000. for the Third Party Local Review.** The motion was approved with a vote of 8-0-0.
- c. It was noted that a Third Party Review is required before the project can go to the state. Clare Kilgallen asked if the money for the third party review was part of the original budget. Ryszard Szczypek answered that it was not in TSKP Studio's original contract, but was included in the overall budget. Mr. Szczypek noted there had only been one bidder but the bid was within the budgeted amount.
- d. **A Motion was made** by Dean Goss and seconded by Peter Bernstein **to approve TSKP Studio's Invoice #11 for \$528,000.12 dated 1/4/17.** The motion was approved with a vote of 8-0-0. The committee discussed a break-out of the invoice. Ryszard Szczypek said he will confirm that the information regarding the demolition drawings and abatement specification and reports are on the FTP Site.

4. Update by Gilbane

- a. Karrie Kratz said Gilbane was working on the front end documents for TSKP Studio and will meet with DHRO before the bids can be posted.
- b. Ryszard Szczypek confirmed the CDs were 90% complete. Karrie Kratz explained that Gilbane's typically does not change the estimates until the bids are received. Steve Walko asked if the contingencies had changed or should change. Mr. Szczypek said no to both queries. Ms. Kratz suggested Gilbane can do a Trending Log with any changes for the contingencies. Mr. Walko noted the next adjustment would be by Gilbane. Brian Harris commented on the contingencies verses value engineering.

5. Update by Subcommittees (Timeline & Contracts)

- a. Steve Walko asked the Contracts Sub-committee to work on the RFP & contract for the Clerk-of-the Works. Clare Kilgallen said she would schedule a meeting with the sub-committee next week.

6. Approval of Meeting Minutes

- a. **A Motion was made** by Clare Kilgallen and seconded by Dean Goss **to approve the Minutes of Meeting as amended for 12/14/16.** The motion was approved with a vote of 8-0-0.

7. Discussion of Next Steps

- a. The committee discussed the process and timing of the project. Ryszard Szczypek noted the process can begin now with the town review and the Third Party Review occurring simultaneously. These reviews should be finished by the end of February and then go to the state.
- b. Clare Kilgallen discussed the town tree warden's request for a 1.25 tree replacement ratio rather than the 1 to 1 ratio originally planned, as well as a two year warranty and bonding requirement by the town. Patricia Kantorski noted that several Byram residents were concerned that two existing hickory trees near third base were saved. Ms. Kilgallen advised that the tree warden reflag the trees to be removed before any work is started because a resident had tied additional flags on several trees which confused the tree removal identification system.
- c. Steve Walko said he had been told by Amy Seibert that the field remediation was completed, the fill delivered and leveled. Ms. Seibert also said the field will get new top soil. Clare Kilgallen asked when the chainlink fence will be removed.
- d. Steve Walko said District 7 of the RTM wanted to discuss the CDs and the racial balance plan of the New Lebanon School.
- e. Steve Walko said TSKP Studio would work with Gilbane to put the bid packages together and award the bids. Mr. Walko said the Construction Administration (CA) and close-out work would not be done if the project did not receive the reimbursement anticipated.

8. Adjourn

- a. The meeting was adjourned by Steve Walko at 8:55 am.