

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

DATE: July 13, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 8:00 - 10 :00 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

Ex-Officio Members Present:

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

Others Present:

Ryszard Szczypek (Tai Soo Kim) vis phone
Pat Moranan - BOE Finance Supervisor
Peter Manning (Gilbane)
James Hricay (MDO-BOE)
Eugene Watts (BOE-Sr. Buyer)
Debbie Applebaum (BOE)
Jennifer Dayton (BOE)
Mary-Lee Kiernan (BET)
John Blankley (BET)
Dr. Salvatore Corda (Interim Superintendent)

1. Meeting was called to order by Mr. Walko at 8:00 am

2. Update from Chairman

- a. Steve Walko informed the committee the RFP for the Commissioning Agent was posted Friday, July 8th and the deadline was July 28th. Mr. Walko said the next and last RFP will be for the Clerk-of-the Works.
- b. Mr. Walko asked the voting members who have a complete 1/2 size hard copy of the Design Development drawings to share them with the non-voting members. Dean Goss encouraged anyone looking at the drawings to use a magnifying glass. Mr. Szczypek said there is a full size set available in Ron Matten's office.
- c. Brian Harris suggested the entire set can be reduced to the site plans, floor plans, elevations and sections to help expedite the members' review process. Ryszard Szczypek said there are 30 sheets containing the main information. Clare Kilgallen asked Mr. Szczypek to suggest a few of the most important sheets for public display (maybe at the Byram Shubert Library).

3. Update by Tai Soo Kim

- a. Steve Walko asked Ryszard Szczypek to review the next steps. Mr. Szczypek said the ARC will review the project at their September meeting, the P & Z will then make their decision in October, at the earliest, to make sure the issues they raised were incorporated and the State has requested a one page form confirming the P & Z reviewed and approved the project. Nick Macri reviewed the process and confirmed the project status with the P & Z.

4. Discussion & Vote on temporary location of students during construction

- a. Steve Walko reviewed the status of two issues the committee needed to consider when deciding where the students will be located during construction; 1.) the soil tests and 2.) the cost of the modulars. Regarding the soil tests, he said two weeks ago Langan had discussed the preliminary findings. At that time Langan recommended that no action needed to be taken and the State was assessing the health risks of the contaminated soil. Langan further said the State Department of Health had not made a decision at that time, but they thought that even if some remediation was needed it was not a significant factor in locating the modulars. Regarding the cost of the modulars, Mr. Walko said Gilbane received a preliminary written estimate of \$3 million from Aries and a verbal estimate from Vanguard of \$2.9 million, based on a square footage calculation. It was noted these estimates were \$500 to 600,000. more then the original estimate of \$2,400,000. It was also noted that the State may not award reimbursement for the modulars if they are located off site. Ryszard Szczypek said TSK had asked the State about reimbursement for the modulars, but did not get a response.

- b. Dean Goss reminded the committee of the email they had received from the New Lebanon Principal, Barbara Riccio in which she outlined the pros and cons of locating the students in modulars at Western Middle School vs. keeping them in the existing school during construction.
- c. Steve Walko told the committee the State would give some reimbursement for keeping the students in the existing school, but not for busing. Mr. Walko further clarified that the state would pay for any temporary measures needed to keep the students in the existing school.
- d. Ms. Kilgallen said the committee needed to decide now where the students will be housed during construction, in order that preparations can be made and the temporary school ready when it is needed.
- e. Laura Erickson introduced Dr. Salvatore Corda, the Interim Superintendent.
- f. Drew Marzullo said the BET Finance Board and the RTM approval was required for any additional expenditures. Clare Kilgallen suggested that if the Town did not seek any reimbursement for the modulars then this part of the project could be accomplished faster. Steve Walko asked Ryszard Szczypek what was needed for TSK to get the drawings and bids completed for the modulars. Mr. Szczypek answered that he estimated \$150,000. would need to be allocated for drainage and site preparation. Mr. Walko suggested this work could be done immediately to expedite the process.
- g. Steve Walko reminded the committee the BET considers the modulars and the new school one project. Mary-Lee Kiernan said the modulars would have to come back to the BET to release the funds and that the next BET meeting was July 25, 2016. Laura Erickson said the modulars would need MI approval.
- h. Nick Macri and Peter Berstein discussed phasing the project. Jake Allen informed the committee a temporary certificate of occupancy would be required.
- i. Drew Marzullo asked how the William Street West ball field would be handled if it is used during construction. Clare Kilgallen said she assumes the field will be remediated before construction begins and available for any activity. Ms. Kilgallen further said to James Hricay that the DEEP has jurisdiction of the William Street West ball field and the DHP has jurisdiction of the Western Middle School fields. Mr. Marzullo said he will inquire why the Town has not remediated the field yet and when they plan to do the work. Nick Macri discussed the William Street West ball field and how it can be used to the advantage of the project.
- j. Patricia Kantorski asked Ryszard Szczypek and Peter Manning if they both felt confident that there could be adequate safety measures in place during construction if the students were located in the existing school. Both Mr. Szczypek and Mr. Manning said that it could be done. Tony Turner noted the proximity of the existing school to the construction and asked Ryszard Szczypek and Peter Manning to address the safety issue. Mr. Manning said Gilbane has looked at the safety issue and would develop a detailed plan with sequencing and associated costs. Mr. Turner asked Mr. Manning and Mr. Szczypek if either of them had this experience. Mr. Manning said Gilbane had and gave an example of

a much more difficult project. He said this project was simpler. Mr. Szczypek said TSK had similar experiences and gave an example.

- k. Tony Turner said it comes down to creating a safety plan. Perter Manning said Gilbane would create a safety plan in conjunction with the school, applicable town agencies, police and fire departments. He added the ultimate responsibilities for the safety of the construction site will be with Gilbane. Peter Berstein questioned the safety and the phasing aspect of the work. Jake Allen told the committee he was confident it could work if the students stayed in the existing school during construction.
- l. Steve Walko questioned if MI approval was required if the students stayed in the existing school during construction. Clare Kilgallen said that in order for the committee to make a sound decision, they needed a cost estimate for each of the four options. Mr. Walko said Gilbane had provided these number in the past. Bill Drake discussed a comparison of \$3.2 million for the modulars vs. \$500,000. for using the existing school. Brian Harris noted that there was a \$900,000. delta.
- m. Patricia Kantorski reminded the committee that Michelle Dickson at the State said the State had never approved of reimbursement money for off-site modulars and didn't understand why modulars were needed if the new school was not being built on the foot print of the existing school. Will Schwartz noted that the same or most of the safety precautions would have to be taken wether the children are in the existing school or not.
- n. Steve Walko noted that if modulars were used at Western Middle School there would not be a gym or cafeteria and the only physical activity the students would get would be at the Boys & Girls Club and the play space.
- o. Clare Kilgallen asked Peter Manning what safety measures would be taken regarding the children's out door play time. Mr. Manning described how it would be accomplished including dust and traffic issues.
- p. Tony Turner inquired if the committee was going to take action and vote according to how the options were originally ranked; 1.) modulars located at Western Middle School, 2.) modulars located at William Street West ball field, 3.) leave the students in the existing school until they can move into the new school and 4.) bus the students to schools throughout the district. Steve Walko answered that if the students stay in the existing school no additional action was required and the committee would ask the BET to release the condition it imposed on the project requiring the modulars to be ready before construction begins. Mr. Walko also said if the students were bused BOE approval would be required. Mr. Walko added that any decision was contingent on the Town Law Department review.

5. Update by Gilbane on Design Development estimates

- a. The discussion of the DD estimates was postponed until the next meeting.

6. Discussion of Next Steps

- a. A motion was made by Bill Drake and seconded by Patricia Kantorski for the committee to give direction to the stay in school option contingent on the Town Law Department review. The committee then discussed what was needed to be done before this option could be approved. Brian Harris modified the motion by adding ‘.....with the back up option of locating modulars at Western Middle School.’ The committee discussed also adding ‘.....conditioned on a detailed temporary improvement on the existing school building plan to address the safety concerns directed by GPS or the BOE.’ Clare Kilgallen advised that there needed to be communication with the parents. Laura Erickson said the busing option was the least desirable option with the BOE based on educational considerations. After further discussion Mr. Drake and Ms. Kantorski withdrew the motion.
- b. A **Motion** was made by Bill Drake and seconded by Patricia Kantorski **to direct the Chairman Steve Walko to follow-up regarding the options a.) to leave the students in the existing school until they can move into the new school and b.) to locate modulars at Western Middle School with 1.) the Town Law Department, 2.) the BET and Finance Department, 3.) TSK and Gilbane to provide a plan with issues around temporary designs and 4.) ask GPS to send out information to parents regarding the options above.** After some discussion Mr. Walko noted the motion does not change the original option priority, but only seeks information. **The motion was approved with a vote of 6-2-0.** Peter Berstein and Clare Kilgallen voted against the motion.

7. The meeting was adjourned by Mr. Walko at 10:00 am.