

Greenwich Board of Education Minutes of the GHS Front Entry Committee Meeting

DATE: November 9, 2022

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Maureen Bonanno-Secretary

Louis Contadino

Stephanie Cowie

Ashley Cole

Megan Galleta

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Will Schwartz (DPW)

Steven Swidler (BOE Staff)

Dennis Yeskey (P&Z)

Others Present:

Matt Gallerani (Silver Petrucelli)

Not Present:

Lauren Rabin (Board of Selectmen)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:03 a.m.
- **Project Update:**
 - Mr. Walko stated that Silver Petrucelli provided updated estimates.
 - Mr. Walko spoke with Mr. Stein about the concept of an alternative design that would be totally and easily within budget. Mr. Walko asked if there was a way to go through the Administrative wing to achieve our goal of a secure entranceway. Mr. Stein responded that practically, you could add a one room entranceway/kiosk type building onto the side of the Admin wing and punch through there, however, this would not meet the Ed Specs and would also leave the main doors where the students enter, unprotected, so there will always be a security vulnerability. Mr. Walko asked Mr. Stein if it was possible for them to

create this design if the committee wanted it and Mr. Stein stated that it was possible.

- Mr. Walko then asked the committee if they would like Silver Petrucelli to develop this Option 0, given that all of the other options are over the \$2MM allocation. Ms. Cowie does not support pursuing an Option 0 given it does not meet the Ed Specs and feels that it would be a waste of time and money. Mr. Contadino, Ms. Cole and Mr. Amundsen agreed with Ms. Cowie.
- Ms. Cole suggested that we go back to the neighbors for input.
- Mr. Walko confirmed the committee did not make a motion to add an Option 0.
- Mr. Walko noted on the glass, Silver Petrucelli reconciled the amounts in the estimates and are now equal across the options and reflect the same unit pricing.
- Mr. Walko stated that the \$2.129-\$2.642MM estimated numbers include \$500K of site work and landscaping but does not include the add alternates for radiant flooring, the corridor curtain wall (glazing of the glass corridor) and the exterior green wall and tables and benches.
- Mr. Walko stated that the budget is currently just under \$2MM
- Mr. Walko received an email from a GHS parent who is in the construction industry and shared the pricing of glass she received noting that all glass went up by 40% over the past 4 months.

- **Discussion on Options and Revised Estimates:**

- Ms. Cowie asked what the original bids came in at and Mr. Walko responded he lower bid came in at \$3.9MM, not including the add alternates or the contingency of at least 10% which would bring us to about \$4.8MM. Ms. Cowie then noted that since we have not brought this back to the neighbors, and the scaled back options do not meet the needs of the high school, she does not support the scaled back options. Ms. Cowie noted that the high school is the most visited property in town and on a daily basis over 3,267 enter the building and annually over a half a million people and we are doing a disservice to the entire project so should we say no to this scaled back version. She noted that the front office is going to be put in a difficult position and overall this design won't put the high school in the right light.
- Ms. Cole agreed with Ms. Cowie, and stated that we should stand by the original design.
- Mr. Contadino also agreed with Ms. Cowie and Ms. Cole.
- Ms. Downey stated that based on the BOE's capital budget constraints, she does not think the BOE has the appetite to go back for an additional \$2MM to support the original design and we should be looking at the most cost efficient options and believes that the scaled back options provide the functionality that we need.
- Ms. Bonanno agreed with Ms. Cowie, however, she noted her concern with timing if we ask for the funding for the original design and feels that we need to get the project done sooner rather than later for the safety of the students.
- Ms. Cole stated that we need to build well designed, high quality from the beginning and Ms. Moriarty responded that we are not building something that is a lower quality building but a downsized version.

- Mr. Amundsen stated that we were forced to include landscaping which was not in the original Ed Specs so we will need to go back for additional funds regardless. Mr. Amundsen also noted that there have been questions from the community regarding whether this is going to resolve the security issues at GHS given there are still issues with the other entry points.
- Ms. Bonanno asked if there is a rendering of the interior and Mr. Gallerini responded they do not have that yet.
- Mr. Walko asked if the \$1.8MM was the number we are working with and Ms. Moriarty responded that it is around \$1.8-\$2.0MM but agreed with Mr. Amundsen that the landscaping required by P&Z is greater than what was anticipated by the Ed Specs.
- Ms. Moriarty noted that budget guidelines were approved by the BET this week and capital will continue to be tight adding that there are caps on what the BET members are willing to spend and the 5 year estimate was taken down from \$560MM to \$400MM.
- Mr. Walko said that if we go with the most conservative option, Option 1A, without any add-alternatives, we would need approximately \$600K and stated that the committee should present an option to the BOE but ultimately the decision is up to the BOE.
- Ms. Downey noted that the BOE would give the committee direction and they would have to vote on the interim amount needed before going out to bid. Mr. Walko agreed.
- Mr. Allen asked if the contingency was included in the estimates and Mr. Walko noted that it is included and Ms. Moriarty clarified that we should break that number out when we present it to the BOE.
- Mr. Walko asked if there was any need to develop the options further.
- Ms. Downey asked about the differences between Option 1A and Option 3 and Mr. Gallerani pointed out that the main difference is a small waiting area at the end but in terms of general aesthetic, they are very similar.
- Ms. Moriarty noted that Option 1A covers the glass corridor but Option 3 does not so some of the existing glass corridor is exposed and Mr. Gallerani confirmed this and Mr. Walko asked if the glass would be glazed and he confirmed that it would be but it could also be changed to a solid wall.
- Ms. Bonanno asked about timing for the BOE meeting and Mr. Walko and Ms. Downey both preferred getting to the BOE meeting on 11/16 so the process could move forward.
- Ms. Cole agreed that it would be helpful to see the interior and she also questioned the material used for the poles outside.
- Mr. Walko suggested that we either go forward with a vote for a recommendation to bring to the BOE next week or we ask the architects to provide better renderings of the interiors on at least 2 options.
- Ms. Downey responded that she did not think that going back for more renderings is the best use of the architectural funds and she believes that we should be making a presentation to the BOE next week with a design that is the

direction of the committee but we need the BOE to commit to going for an interim funding request.

- Mr. Walko responded that our job is to make a recommendation to the BOE based on the design.
- Ms. Moriarty does not think that we should delay the process and if there is a way to get more insight into the interior now to help the decision. Mr. Gallerani responded that the biggest difference is that the space becomes more of a passing through versus a gathering space. Ms. Bonanno stated that she does not want to delay the project by waiting for interior renderings.
- Mr. Contadino asked if the interiors of all of the options were aesthetically similar and Mr. Gallerani responded that they were.

- **Motions to Approve Design to Present to BOE:**

Motion was made by Christina Downey and seconded by Jake Allen to eliminate from consideration Option 1. Ms. Galetta was absent for the vote.

The Motion Passed 8-0-0

Motion was made by Christina Downey and seconded by Jake Allen to eliminate from consideration Option 2. Ms. Galetta was absent for the vote.

The Motion Passed 8-0-0

Motion was made by Leslie Moriarty and seconded by Jake Allen to approve Option 1A. Ms. Galetta was absent for the vote.

The Motion Passed 6-2-0 Ms. Galetta was absent for the vote. Ms. Cole and Ms. Cowie opposed.

- **Discussion on the Motion to approve Option 1A:**

- Ms. Moriarty noted that Option 1a meets all of the Ed Specs and addresses the part of the glass corridor that is exposed.
- Mr. Walko then noted that we will go to the BOE with the numbers and with the design as it stands now and that process will then allow all of the governing bodies to approve the funds so we will be able to go out to bid. He added, during that time we would also need to go to P&Z, the state, ARC while we will simultaneously be working with the architect on the design.
- Ms. Cole noted that she still wants the original design and Ms. Cowie agreed.

- **Discussion and Vote on Add Alternates**

- Mr. Walko then asked the committee on the add alternates and Ms. Downey suggested that we still include the add alternates for radiant flooring and the curtain wall. Mr. Contadino did not agree with including the radiant flooring since it is a transitory space.

Motion was made by Christina Downey and seconded by Leslie Moriarty to include Add Alternate 1, the radiant flooring. Ms. Galetta was absent for the vote. Mr. Allen and Mr. Contadino opposed.

The Motion Passed 6-2-0

- **Discussion on the Motion:**

- Ms. Downey noted and Mr. Gallerani confirmed that the radiant flooring was more important now since the HVAC system was downsized.

Motion was made by Christina Downey and seconded by Maureen Bonanno to include Add Alternate 2, the glazing of the corridor curtain wall. Ms. Galetta was absent for the vote. The Motion Passed 8-0-0

- **Discussion on the Motion:**

- Mr. Allen noted that since this was not in the Ed Specs, would we be asking of approval on Option 1A and would that be contingent on getting money for the add alternate as well and Mr. Walko responded that these are all recommendations that we make to the BOE and if they agree with it they will need to ask for more money and revise the Ed Specs. Ms. Downey noted that during the previous BOE discussions, this was something that they wanted to see included.

- **There was no motion to approve add alternate 3.**

- **Discussion on Additional Security:**

- Mr. Contadino asked how to address all of the other doors in the building from a security perspective. Mr. Walko responded that we can voice our concerns to the BOE over the other doors in the building and remind them that they need to be addressed and Ms. Moriarty added that the glass on the back side of the corridor should be addressed as well.
- Ms. Downey asked Mr. Bobkowski his thoughts on the security of the other doors and he noted that during the day the back doors are for staff only and there are only 2 access points guarded by security during the day and all other doors are secured.

- **Motions to Approve Invoices**

Motion was made by Leslie Moriarty and seconded by to approve invoice 22-1242 from Silver Petrucelli dated 11/01/22 in the amount of \$10,760 for the schematic redesign. The motion was approved.

The Motion Passed 8-0-0

Motion was made by Leslie Moriarty and seconded by Jake Allen to approve invoice 22-0911 from Silver Petrucelli dated 08/01/22 in the amount of \$6,241 for the environmental soil characterization. The motion was approved.

The Motion Passed 8-0-0

- **Approval of Minutes:**

Motion was made by Christina Downey and seconded by Leslie Moriarty to approve the minutes of the November 2nd, 2022 meeting. The motion was approved.

The Motion Passed 8-0-0

- **Going Forward/Next Meeting:**
 - The committee will meet again on November 30th.
- **Adjourn:**
 - The meeting was adjourned by Mr. Walko at 9:38 am.

Submitted by Maureen Bonanno on November 28th, 2022