

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

DATE: May 19, 2021

LOCATION: In Person and Virtual via Google Meets

TIME: 7:45am

Committee Members Present:

Stephen Walko - Chairman
Jake Allen- Vice Chairman
Maureen Bonanno-Secretary
Ashley Cole
Louis Contadino
Stephanie Cowie
Christina Downey (BOE)
Megan Galleta - Committee Member
Michael Mason (BET)

Ex-Officio Members Present:

Dennis Yeskey (P&Z)
Steven Swidler (BOE Staff)
Craig Amundson (RTM)

Others Present:

Ralph Mayo (GHS Principal)
Tom Bobkowski (BOE - Central Office)
Lauren Rabin (Board of Selectman)
Dan Watson (BOE- Central Office)

Not Present:

Will Schwartz (DPW)

- Meeting was called to order by Mr. Walko at 8:45 a.m for the purpose of reviewing presentations by four architect firms and their core teams.
- Mr. Walko reminded the committee that cost estimates will be discussed after the presentations.
- Mr. Walko thanked committee member Mr. Contadino for submitting questions for the committee to use during the Q&A portion of the interviews.
- Each firm will be allotted 20 minutes - 10 minutes for a presentation and 10 minutes for questions and answers.

- Mr. Walko reminded the committee of the importance of adhering to the schedule and asking similar questions to each firm as a matter of fairness.
- Mr. Walko reminded the committee that a decision on the architect does not need to be made today, however, were the committee to have agreed upon a single architect during today's meeting, the recommendation would be taken to the Board of Education for approval at the May 20, 2021 BOE meeting. If the committee does not make a decision on the architect today, the committee will meet again and submit the recommendation to the BOE at the June Meeting:

Summaries of presentations made by four firms:

- Antinozzi Associates:
 - Paul Lisi (Principal , Rosa Guzman and Nick D'Agostino were present.
 - Antinozzi Associates Presentation:
 - Security and Technical Expertise - Work with technological consultants, D'Agostino Associates, with security experience in over 150 public schools.
 - Aesthetic and Technical Design Capability - the hard copy presentation includes some of the firm's designs done in CT.
 - Program Functionality - Antinozzi has experience with school projects in CT as well as Greenwich. Some recent projects in the state include the new secure entrances at New London, West Haven and Stratford high schools.
 - Project Management- Antinozzi Associates has an established relationship with Dan Watson and Eugene Watts.
 - Questions for Antinozzi Associates
 - Mr. Walko asked for information on change orders and on time completions. Mr. Lisi did not have a specific answer at the moment, but offered to send a spreadsheet with the relevant information. He noted that change orders were likely in the 1%-2% range. He also noted that he could not recall a project in which a schedule was not met.
 - Ms. Downey asked a question about the timeline and budget and whether Mr. Lisi had comments or questions regarding either. Mr. Lisi stated that the funding is appropriate at this time but it depends on how far the project is taken. He noted that the schedule is reasonable, however, the timing for the schematic design phase seems tight.
 - Ms. Galetta asked Mr. Lisi his thoughts on whether the proposed project is balanced from an aesthetic and functional perspective. Mr. Lisi stated that he did think the project was balanced.
 - Ms. Cole stated that she did not like the design they presented and inquired whether they were open to different options. Mr. Lisi noted that the rendering in the presentation was not intended to be the final design and that they would work with the committee to come up with the design.

- Mr. Mason asked how if the Ed Specification goals compared to our peers? Mr. Lisi noted that although each community has its own needs, the key to the project is to meet CT School Safety requirements.
- Fuller D'Angelo
 - Joseph Fuller and John D'Angelo presented.
 - Firm has worked with GHS for multiple projects completed over the past 13 years and is the on call architect for GPS.
 - Familiar with GHS infrastructure and other sensitive site conditions.
 - Fuller has completed numerous additions to High Schools throughout Connecticut and New York Staples including the renovations for a new security entrance additions at Staples High School in Westport and Danbury High School.
 - Proposal includes a concept plan sketch and sketch rendering.
 - Fuller stated that the design work starts with a strong outer perimeter. Going forward, discussions should include a safer plaza area and secure road access. The conceptual design allows for separate entrances to the School Building and the Administration Suite as well as an elevation change to the administration level using a ramp.
 - Alternative scheme has strong round columns (to match existing style) and incorporates a lower area pre-cast concrete wall and "Armored One" glazing, as was approved in the door project just completed at GHS. Doors would also have this safety glazing. A clock tower would adorn the entryway. The design also includes a floating style roof and front canopy to allow for a high lofty appeal and welcoming setting to students, staff and the community all while offering protection from the elements.
 - Project Parameters include, Security, Schedule, Logistics (temporary entrance), Code Evaluation, Ed Specs, Functions and Perimeter with protection and functionality.
 - Questions for Fuller D'Angelo
 - Mr. Walko asked for information on change orders and on time completions. Fuller stated that they build in an allowance and change orders are under 1%. The key to minimizing change orders is to have comprehensive construction documents.
 - Ms. Downey asked for clarification on the logistic issues as noted in the project parameters. Mr. Fuller noted that given the area will be under construction during the school year, a temporary entrance will be required.
 - Mr. Mason noted the numerous egress points on the campus and asked whether the firm would do an egress plan for the whole school including security. Mr. Fuller noted that the door replacement project is currently underway.
 - Ms. Galetta asked Fuller's thoughts on whether the proposed project is balanced from an aesthetic and functionality perspective. Mr. Fuller

indicated that it is, however, it is extremely important to manage the construction timeline.

- Mr. Walko asked Mr. Fuller to clarify the point made about an adjustment to the timing. Fuller indicated that a fall bidding would be ideal.

- Silver Petrucelli + Associates

- Bob Banning, Dean Petrucelli, Amanda Cleveland, Chris Cardany and David Stein Presented

- Fully Integrated practice with over 30 years working in CT
- Team developed concepts, cost estimates and budgets during the Feasibility phase and are very familiar with the Ed Specs for this project.
- Concept design includes a new, light filled, secure main entrance with an expanded vestibule where visitors are separate from flow of students.
- Design reflects mandated guidance from the state.
- Electronic and video surveillance as well as natural daylight and artificial light would help security staff identify visitors.
- Goal is to create a structure that doesn't look fortified.
- School security projects completed include main entrance and office security upgrades, blast and ballistic entrances, window safety improvements, mantrap vestibule designs, door upgrades and force resistant bollards at the entry.
- Recent projects include Enfield High School, Berlin High School, and many more.

- Questions for Silver Petrucelli

- Mr. Walko asked for information on change orders and on time completions. Mr. Stein noted that the state limits change orders to 5% however, their change orders are around .8%. They believe that this is due to the integrated practice and every decision made is value and detailed based.
- Ms. Downey asked Mr. Stein to give his thoughts on the budget and timeline and whether they were appropriate. Mr. Stein noted that since the firm was involved in the feasibility study, they feel the budget and timeline is appropriate. He did note that there may be some soil and/or asbestos issues which may need to be sorted out and the current supply chain is lagging, but that should be resolved prior to the construction phase.
- Ms. Galetta asked Mr. Stein's thoughts on whether the proposed project is balanced from an aesthetic and functionality perspective. Mr. Stein responded that he is confident that the budget supports the design.
- Ms. Cole noted the historic neighborhood and that the front entrance design should be sensitive to that. She asked Mr. Stein if the firm was open to a new design. Mr. Stein responded that they are open to a new design and will start back at the beginning and talk with everyone, including students, on design options

- Vakota Architecture
 - Presenters: Stephen Taylor, Robert Lee and Matt Kocyba
 - Expertise in design of cultural and educational facilities
 - Principal Matt Kocyba is a resident of Greenwich and has an in depth understanding of the town.
 - The entranceway should be the focal point. Design should highlight where the front entrance is.
 - In coordination with entry design, firm would make recommendations to develop safer pedestrian patterns, improved parking and bus drop off areas, and wayfinding signage
 - Firm brings design knowledge and experience working with large organizations
 - Engineer Robert Lee - lighting design for interior and exterior is extremely important. Need to be sensitive to the neighbors regarding light pollution.
 - Questions for Vakota Architecture:
 - Mr. Walko asked for information on change orders and on time completions. Mr. Taylor noted that the change orders are very low mainly due to strong communication with the team during the drawing phase.
 - Ms. Downey asked the team if they could speak to similar projects completed and their thoughts on the budget. Vakota noted that the budget/timeline for this project is aggressive but doable. The firm is currently working on a project at 3rd Street Music School.
 - Mr. Mason asked about the balance between security and functionality and pointed out that the big items that need to be addressed are the multiple entrances at the school. Vakota responded that balance can be accomplished within the scope of the project.
 - Ms. Cole noted that the firm did not provide visuals and would like to see a design that incorporates the natural landscaping.
 - Mr. Walko inquired whether the firm has done other school projects in CT. The company has not done schools in CT but has built homes over 20,000 square feet in Greenwich and are familiar with the town's Building Department.

- Committee Discussion
 - Ms. Downey suggested that Vakota should not be considered due to their lack of school project experience and the lack of a conceptual design sketch which was requested in the RFP. Committee was in agreement to remove Vakota from the discussion.
 - Mr. Mason noted that his first choice would be Fuller D'Angelo, as they covered all details discussed in the Feasibility Study and are currently the GHS on call architects. He noted that his 2nd choice would be Silver Petrucelli and his 3rd choice would be Antinozzi.
 - Mr. Swidler was impressed with Silver Petrucelli's presentation and felt they were aware of the school's needs as well as State security standards.

- Mr. Amundsen felt that all three presentations were strong, and ranked Silver Petrucelli as his top contender, with Fuller D'Angelo his second.
- Mr. Contadino like the concept Antinozzi Associates presented with the lounge seating in the lobby.
- Ms. Cole
- Ms. Downey felt that there would be no issue with choosing either Fuller or Silver Petrucelli but her top choice would be Silver.
- Ms. Cowie commented that since Silver Petrucelli has all of their services in house and has done all the work for the feasibility study, she would select them. She did note that Fuller is already working on the other doors in GHS and she likes the projects Antinozzi has done
- Mr. Walko then gave the committee the fees of the four firms:
 - Vakota - \$388K
 - Antinozzi - \$229K
 - Fuller - \$168K
 - Silver Petrucelli - \$160K
- Mr. Walko suggested that the committee rank the remaining three architects, Antinozzi, Fuller and Silver
 - Silver Petrucelli had 7 first place votes and 2 second place.
 - Fuller had 1 first place vote, 7 second place votes and one 3rd place
 - Antinozzi had 8 third place votes, and 1 first place vote.
- Based on the rankings, Mr. Mason made a motion to recommend Silver Petrucelli.

Motion was made by Mike Mason and seconded by Stephanie Cowie to recommend to the Board of Education, the firm of Silver Petrucelli as the architect for the Greenwich High School Front Vestibule project. *The Motion Passed 9-0-0*

- Discussion on plan going forward:
 - Mr. Walko will present the Committee's selection of Silver Petrucelli to the Board on May 20th.
 - If the BOE approves the selection of Silver Petrucelli, the next step will be to meet with Silver Petrucelli. The date of the meeting will be determined. .
- Approval of Minutes - Motion was made by Jake Allen and seconded by Christina Downey to approve the minutes of the May 14, 2021 meeting. The motion was approved.
- Adjourn
 - The meeting was adjourned by Mr. Walko at 10:25 am.

Submitted by Maureen Bonanno May 28, 2021