

**OG Feasibility Committee Meeting Minutes  
GREENWICH PUBLIC SCHOOLS**

**DATE:** 1-6-2021

**PLACE:** Virtual Meeting

**ATTENDANCE:**

**BOE Member**

Karen Kowalski

**BOE Administration:**

Toni Jones

Dan Watson

Jen Bencivengo

Ann Carabillo

**OG Staff and Community**

Carolyn Peterson

Todd Mickel

Jennifer Webb

Tiffany Vaccari

Frank Deluca

**Architect:**

Russ Davidson

**1. Meeting Opening**

Call to Order – 6:00 pm

**2. Feasibility Group Discussion**

Karen Kowalski shared information on the process. First part is clearing the BOE, then it needs to clear the BET and RTM. The perception that if the project gets through the BOE is clear sailing, but it's generally not the case. Recommends stepping back and looking at a project which can be successful with BET and RTM. The Town is looking at \$80 million in projects, but only funding around \$50 million. This project will be difficult for a project which needs to get done. If the project doesn't pass, it will be back to starting over. The right price tag which will resonate is something less than \$25 million and is more in line with \$15 million. We need to focus on ADA and health and safety issues. The design is great, but in regards to the Ed Specs they need to be adjusted. One question is can this project be done for less money?

Russ Davidson shared that reducing the project means reducing the work that we do. The committee then brought up the cost structure. The largest component is the infrastructure at approximately \$13 million.

Infrastructure Includes: ADA ramp to the gym area, lift near the gym area, new elevator, handicap lift, casework for the building (it is in very poor condition), classroom sink spaces are not ADA accessible, communications is very old (intercom and clock system), foundational issues, window components which need replacement due to rust, gutters which are rusting, some exterior doors and railings at the front entrance need to be replaced, replacing old windows in the older portion of the building (beyond expected useful life), windows are also needed for life safety, fire suppression, fire protection water service (sprinkler system and fire pump), emergency power (generator... the pumps at OG moves sewer and ground water out of the building, powers emergency lifting...), HVAC upgrades focused in the older portions of the building (must be built from scratch and the building renovated to accommodate it....like ducting), flooring and carpeting, gym floor (end of life by age and thickness...can't take another refinishing or sanding without the nails starting to come through), upgrading lighting and controls to LED lighting for energy savings and easier to maintain, plumbing (valves, pumps, new toilets, new lavatories, new sinks), roof work (do what is needed for long-term, best to do when also doing windows and other work...not the entire roof, but the critical areas),

Jennifer Webb shared that most of the windows do not even have screens. They must use a special pole to open the old windows. Nobody has the physical strength to open the windows...they are not safe. The windows could allow somebody to jump out or animals to come in. They don't have safety stops on them. One of her windows can't be opened given it's falling apart.

Tiffany Vicari shared that some of the windows would not stay open so they have actually been screwed shut on the old rope and pulley windows.

Karen shared that if there is no fat to cut it will go through. If it's acceptable to the BET and RTM then it should go through.

Russ Davidson: Addition and Renovation funding

Includes: replacing two classrooms below the floodplain, replacing the classroom which is becoming the main office, the corridor goes right through a classroom which needs to be replaced. Could utilize the EL classroom instead of building another room. There are no other items to reduce from the new construction.

Renovation- convert the classrooms, it needs a ramp and a lift to be accessible which resolves the ADA aspect, converts main classroom to the first level and creates a secure entrance

Tiffany Vicari- How does moving EL impact the centralized portion of the school for outdoor learning? Would the courtyard still be close in? Russ replied that OG could still have the protected area in the courtyard. Possibly turn classes the other direction so they didn't stick out as far.

Site Development work: new front entrance, addition takes over some area used for playground so you must relocate the play space, creates the outdoor classroom space courtyard,

Karen recommended taking out:

Part of the roof \$1.3 m

Lighting \$1 m

Gym floor serving a purpose \$167 K

How many windows are getting replaced for \$2M? Can we reduce them?

What flooring is getting replaced? Could do a little every year instead of with the project. The challenge

is do it now or do it later.

Jennifer Webb: What is the reasonable number?

Karen Kowalski- if the project passes it keeps moving forward, and then you must start over again. The number probably needs to be under \$20 million.

Russ Davidson: Set the project at \$19,900 by cutting the contingency 5%. Took off a classroom, cut the nurse and psychologist renovation by 50%. Took the flooring out of the project (all of it) Took out the lighting and ceilings, took some of the roof out and left some in, cuts to the site work to cut the play equipment and landscaping in half (gather donations), All of the reductions bring the project to \$19.9M

Dan Watson: Russ's plan may not be the plan we go with. We must keep that in mind.

Karen Kowolaski: Numbers could change depending on the final project and what is approved.

Tiffany: When this is presented to the BOE it's important that the BOE knows that we are cutting as much as possible to get the project through.

Karen Kowalski: Under \$20 million is more likely to get the project through the process.

Todd Mickel: When discussing cutting from 4 to 3 classrooms, it is important to remember that there are times when there will be 4 Kindergarten and 4 First Grades. It's not always going to be 3 and 4. There will be times in the future when there could be 4 sections on K and 1st.

Karen Kowalski: Enrollment is going down. Under a scenario where we had 4 K and 4 1st grades how did we problem solve in the past?

Jen Ben: Have used the EL room as a Kindergarten room. In the worst case scenario, OG would lose OT /PT and Speech on the first floor. Unsure where they would go, perhaps in the multi-purpose room. El could move to the third floor.

A large percentage of the population turns over every year. 50% of the 5th grade were not there in Kindergarten and First Grade. OG can't use standard birth records.

Dan Watson: Will need to build in the capital project and the annual project costs will go up for OG. In this years budget request, there is nothing for OG. In 2021-2022 there is very little funding for OG.

### **3. Adjournment**

Meeting ended at 7:30 pm

Respectfully submitted,

Dr. Toni Jones