

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

DATE: September 29, 2021

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Ashley Cole

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

Megan Galleta

Leslie Moriarty (BET)

Maureen Bonanno-Secretary

Ex-Officio Members Present:

Steven Swidler (BOE Staff)

Craig Amundson (RTM)

Dennis Yeskey (P&Z)

Tom Bobkowski (BOE - Central Office)

Lauren Rabin (Board of Selectmen)

Ralph Mayo (GHS Principal)

Others Present:

David Stein (Silver Petrucelli)

Bob Banning

Not Present:

Will Schwartz (DPW)

Dan Watson (BOE- Central Office)

1. **Call to Order:** Meeting was called to order by Mr. Walko at 8:03 a.m
2. **Meeting Purpose:** Mr. Walko stated the main purpose of today's meeting is to discuss timing and scheduling of the project.
 - o Mr. Walko noted that in recent conversations with the architects, he posed the question, "What would be the optimal time to start the project, assuming all permits were in place, and focusing on just the students, the school year and construction phases?". The architects felt that the optimal time to start construction would be the day after the students leave the school in June and noted that there are three critical areas that need to be addressed during the summer months; the breakthrough to administration wing, the demolition of the

administration wing and the placement of the mechanicals on top of the glass corridor. They noted that the most disruptive portion of the project should ideally take place before the students return in the fall.

- Mr. Walko noted that any work on top of the existing glass corridor would require the closure of the corridor while the students are there. P&Z would then likely require the creation of a temporary corridor which would be costly and onerous. This would be an added complexity to our project that could be avoided if construction begins in the summer. Regarding the administrative wing, the demolition phase would be the most disruptive, so to do this work over the summer would also be ideal.
- With a summer start date, the goal would be to have all of the permits in place and a GC hired to be on site by May to prepare the site so that work would commence the first day of summer break. A formal opening would be the day the students return from the February 2023 break which gives the GC a week of wiggle room without students in the building.
- Ms. Downey agreed that the schedule proposed makes sense in order to minimize disruption and also takes the winter weather out of the equation.
- Ms. Cole also agrees that the schedule makes sense by itself, however, she believes that we should be taking a more holistic approach and should be designing the project in tandem with the BOE approved egress project. This may delay the project, but should be considered.
- Mr. Walko noted that the construction fencing will go up for the majority of the courtyard but will not impact the bus loop. He suggested that the administration should start to think about the plan for students to enter the building starting in fall of 2022 through the winter as well as the logistics for the administrative offices. Mr. Mayo stated that relocating the student entrance will not be an issue, but the main office and nurses office will be more complicated. He will begin to work on a plan.
- Mr. Contadino asked how the process would work with vetting the contractors and bids and rebidding and value engineering. Mr. Walko responded that this schedule allows us more time which should be sufficient. Based on the proposed schedule, the bidding starts on 2/1/ If multiple bids are received, that may create a delay, but there is some time built into the schedule.
- Mr. Contadino also asked if the rewarding of contractors needs to go through MI review or is there a short list that S&P is working with? Mr. Walko noted that throughout the remainder of the year, he will be working with the BOE purchasing department to draft the bid package. There is not a short list for contractors and we can't go out to bid until all of the approvals.
- Mr. Contadino also asked Silver Petrucelli when they go through the value engineering process, is it all in house or are there contractors that they work with? Mr. Banning responded that there are contractors that they work with frequently. They do a lot of municipal work and most of it is competitively bid and open to any bidders. However, there are contractors who would be familiar with the project. He emphasized that no one would have a competitive advantage.

Mr. Walko added that we have not decided as a committee what type of contract we want to enter into and we will need to have a conversation about this.

- Ms. Moriarty stated that the logistics of the site must include where the GC is headquartered, where the equipment is stored etc. and coordinated with high school administration.
- Mr. Stein reiterated that they will reach out to contractors but will ensure that no one has a competitive advantage in the context of a lump sum GC bid. If we bring in a construction manager earlier, they would be part of the value engineering. Silver Petrucelli will be looking at add or deduct alternatives to be built into the project, to give flexibility and options when bids are open to work within the budget to prevent going out to bid for a second time. Also, since it will be funded through the state, all contractors must be state qualified. Those contractors need bonding capability, including performance and bid bonds.

3. Schedule Motion:

Motion was made by Jake Allen and seconded by Christina Downey to approve the schedule that starts construction at the end of the 2022 school year. The motion was approved.

The Motion Passed 8-0-0

- Discussion on Motion:
 - Ms. Cole noted again that we should be designing this project in tandem with the BOE egress project. Mr. Walko noted that if at any point in time, the BOE decides to delay this project, or to do something else with this project, they can communicate that to us, however, for our purposes, we need to create a schedule and continue to carry on with this project.
 - Ms. Bonanno noted that since the timing of the BOE egress project is not yet determined, this project should not be delayed.
 - Ms. Downey, confirmed that there is no timetable for the egress project and there is no funding for that, and this project is a priority project that has been approved for this fiscal year and we are already jumping into the next fiscal year and if we wait for any additional projects, we could be delaying this more. This is a stand alone project and it is already approved and funded.
 - Mr. Walko noted that we are monitoring the state Post Road project and other concurrent projects. But we need to stay focused on our task.

4. Invoice Motion:

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve the invoice from Silver Petrucelli for the schematic design in the amount of \$14,357. The motion was approved.

The Motion Passed 8-0-0

5. Design Presentation:

- Mr. Stein stated that Mr. Banning will walk through a presentation of the lighting concepts and mechanical systems and even though there will not be any decisions today, these aspects of the project are part of land use approvals, so we will need to make decisions on them soon.
- Mr. Walko reiterated that there will not be votes on the lighting or mechanicals at this meeting.
- Mr. Stein noted that the presentation includes images from the interior and exterior. They are looking at lighting that has an aesthetic impact internally and externally, and will be able to interact with the mechanical systems. Lighting design needs to have the ability to light upward, downward, dim down and up.
- **Lighting Presentation:**
 - Mr. Banning presented three lighting options, all with the same functional capabilities as Mr. Stein noted:
 - The Pendant Mounted option shows randomly placed cylinders of varying length that give good downlight and uplight and provide a more horizontal illumination. They also highlight the wood ceiling. This design has some impact on the visibility of signage. There is minimum light spilling out on the courtyard.
 - Geometric Shapes option shows different geometric shapes, which can be any shape or color and can be set at different elevations. There is some impact on visibility of the signage. Since there is a large number of manufactures for this product, availability, delivery time and competitive bidding would not be an issue.
 - Pickup Sticks option shows a random pattern of light fixtures which are hung not parallel to the roof for character. The fixtures are tighter to the ceiling to keep volume cleaner, but would need to be carefully placed to avoid hotspots. This option has the least illumination out to the courtyard.
- **HVAC Presentation:**
 - Mr. Banning noted that the space will be heated, cooled and ventilated. Primarily looking at systems now for the main space and there will also be a smaller unit at the security desk area.
 - He also noted that getting gas service to the space may be difficult so they are focusing on a heat pump solution, using electricity which would put 2 units on the roof of the existing glass corridor. Silver Petrucelli evaluated the corridor to make sure that it could support the systems.
 - Solution 1 would provide a spiral ductwork approach to distribute air to the lobby.
 - With each of the HVAC options, they looked at 2 different systems. They looked at the possibility of a radiant heating system in addition to ducted air systems. A heat pump would be the primary source of heat, however, there are limitations in very cold conditions. Electric heating coil in

conjunction with the heat pumps in duct work or a radiant slab with heating coils.

- Mr. Stein noted that with the doors open and closing, warm air gets lost and the radiant system is very effective with this issue. However, the slab takes some time to warm up. There is a higher cost associated with this system, such as a separate boiler, but they will evaluate this.
 - In Solution 2, Mr. Banning presented an option in which there is no duct work visible. This solution has 2 heat pumps on the corridor roof, and can drive down ductwork below concrete slab to diffusers in the floor. Has the advantage of getting the heat down to where people are. He noted that ductwork under slab has drawbacks.
 - Mr. Stein stated that in the first 3 solutions, they are able to tuck units on the roof of the glass corridor so they are not visible from the front of the building. Screening will be required on the backside, from the back courtyard. The roof of the glass corridor does not need to be reinforced and they can do this work during the summer.
 - Solution 3 would create a soffit within space to get ductwork into small slots which are high volume nozzles that would shoot air out. Return diffusers would be at the bottom. Noise level from nozzles would be minimum. This is a relatively compact design. Will design this carefully so that the lighting pendants are not affected.
 - Solution 4 is the most cost effective solution that puts the units on the roof of the vestibule which would virtually leave no duct work. Limits work to the corridor but may be a challenge to hide if from the front view of the building. Aesthetically this is the least attractive.
 - All the systems are energy efficient. They did not look at solar as an option, noting that a solar system would need to be looked at on a holistic level. There is not enough room on the space to accommodate solar.
- **Discussion on Lighting and HVAC Options:**
- Mr. Amundson asked about the radiant heat system. He also asked if the existing duct work could be used instead of creating new systems. Also, given the ease of sourcing natural gas, do we have to have electric vs. natural gas.
 - Mr. Stein agreed that they would not depend fully on the radiant heat. The radiant heat would need to be on and flowing early on a Saturday to be ready on Monday. He also noted that the existing system would not provide ventilation to the new space, so that would need to still be created. Mr. Banning stated that they will revisit the existing systems. Will also look at the natural gas piping.
 - Mr. Contadino had a question regarding the advantages and disadvantages to aesthetic vs. economic point of view. Mr. Stein responded that they will evaluate those considerations and provide comparisons.

- Mr. Contadino also asked about the availability of the equipment due to Covid delays. Mr. Banning responded that the biggest delays are in specialized equipment. They will verify lead times but they have a good handle on it now. There is currently a 12-16 week lead time on materials which would work with the timeline.
- Mr. Contadino also asked how important it is to heat and cool the space to capacity given its location and the doors are opening and closing most of the time. Mr. Banning agreed that the majority of the time the space is used for students entering and existing and does not need to be heated/cooled to capacity, however, the space may be used for more functions which would require more heating or cooling to a higher level. He also noted that the proposed size of the units can be reduced for cost savings.
- Mr. Walko requested cost estimates for the next meeting.
- Ms. Bonanno asked about the height of the cylinders and whether there was outdoor lighting incorporated in the design of the overhang. Mr. Banning responded that the cylinders would be set at a height out of harm's way. They have not developed the outdoor lighting as of yet, but exterior lighting would be hidden within the structure.
- Mr. Allen asked if they considered a single unit vs. multiple units. Mr. Banning responded that they considered 2 units due to the weight. Mr. Allen asked if the reinforcement of the glass corridor would be more cost effective than having 2 units. Silver Petrucelli will provide a comparison of this.
- He also recommended that Silver Petrucelli speak with Dan Watson regarding approved manufacturers and vendors that the BOE has service agreements with.
- Mr. Contadino asked if the architects considered backlighting the Greenwich High School sign. Silver Petrucelli will address that.

6. Approval of Minutes:

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the minutes of the September 15th, 2021 meeting. The motion was approved.

The Motion Passed 9-0-0

7. Moving Forward:

- The next scheduled committee meeting is on October 6th, 2021.

8. Adjourn:

- The meeting was adjourned by Mr. Walko at 9:20 am.

Submitted by Maureen Bonanno October 5th, 2021