

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

DATE: October 6, 2021

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

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)

Will Schwartz (DPW)

Dan Watson (BOE- Central Office)

Others Present:

David Stein (Silver Petrucelli)

Bob Banning

Not Present:

Ashley Cole

Megan Galleta

1. **Call to Order:** Meeting was called to order by Mr. Walko at 8:02 a.m
2. **Meeting Purpose:** Mr. Walko stated the main purpose of today's meeting is to review the lighting design and mechanicals and project schedule.
3. **Schedule:** Mr. Stein noted that the schedule that was submitted to the committee at the last meeting has been adjusted based on the town's agenda. The Pre-application has been submitted.
4. **Presentation by Silver Petrucelli on Lighting and Mechanicals:**
 - Silver Petrucelli met with Mr. Mayo and GHS Administration to review the office layouts and to discuss the impacts on the main office during the construction in the summer of 2022 and through the end of the project Mr. Stein noted that they have a meeting scheduled to discuss the plan in more detail including temporary

barriers and finding some swing space and they will make sure the office has an entryway for students, staff and visitors. They will come back to the committee with more information on-site logistics.

- Mr. Stein also noted that Silver Petrucelli met with Dan Watson on the mechanical concepts.
- Mr. Stein stated that they will review the presentation today, which gives more detail on costs. Mr. Stein noted that for the three lighting designs, all are comparable in cost and efficiency so for the committee, the decision should be an aesthetic one. On the HVAC side, the options differ in cost.
- Mr. Stein noted that the overall lighting design intent is not only to light the inside of the building but the outside as well. They will make sure that there is sufficient egress lighting to get out to the sidewalk.
- Mr. Stein noted that the lighting will have a control panel which will be simple to use and access and can be modulated with daylight sensors to come on only when needed.
- Mr. Stein stated that the 3rd lighting option is the X pattern which is more complicated to install but cost comparable to the other designs.
- Mr. Stein noted that the 1st option with the pendants, has some increased upfront costs due to the fact that each pendant must be wired individually, however, from a maintenance perspective, if one goes out, only have to replace the one and not a whole section.
- Mr. Stein then reviewed the HVAC options.
 - Option A: This option has two 7 ½ ton units which could be gas or electric and has ductwork which would penetrate the back wall and be exposed.. The spiral type ducts would blend in and be coordinated with any lighting solution that is chosen. Units are small enough in weight for the structure to handle.
 - Option B is the most aggressive/creative. It eliminates the ductwork in the ceiling and would go down the wall through the slab which would make it complicated. This is the most expensive option mainly because it is the longest ductwork and would need to be insulated. From a maintenance there would also be some concern because the diffusers are in the slab. Aesthetically, however, you would not see the duct work.
 - Mr. Stein clarified that Options A&C were the most similar in cost and that Option B was the most expensive.
 - Option C is the most preferred option by Silver Petrucelli, is similar to A except instead of extending the ducts all of the way across, they are extending the chase in the back of the wall and hiding the ductwork so it would not be visible. High velocity diffusers would funnel air downward. Silver Petrucelli will confirm that the acoustics will not be an issue. Mr. Stein noted that since this is not a classroom, they are not bound by state noise regulations. Aesthetically,
 - Option D looked at four smaller units on the roof of the vestibule instead of the corridor. Silver Petrucelli reviewed a simulated model of this option

which showed that the units would barely be seen from the courtyard, but could possibly be seen from the street or an elevated neighbor view. This option would still need ductwork and is in the middle of the cost range. Therefore, Mr. Stein did not believe that there would be value in putting them here. He also noted that the higher up the units are, the harder they would be to maintain.

- Mr. Banning discussed the radiant floor as an add alternate. He noted that the heat pumps would be the primary source of heat, however, given the limitations in extreme cold there are 2 options for supplemental heat. One would be having electric coils in the heat pumps and the 2nd option would be to have a radiant slab solution with an electric boiler and hot water coils in the slab. The additional material cost for the radiant flooring is \$30-35K. The thickness/makeup of the concrete would not change. Mr. Banning noted that with the additional operational costs for radiant flooring, the total cost could be \$50K .
 - Silver Petrucelli also had a conversation with Dan Watson regarding a gas solution or rather than a heat pump solution, utilizing the existing water chiller. Mr. Banning noted that the gas run will be expensive since it is approximately 400 feet away. Some of the cost could be mitigated by coming under the courtyard. They have not run the numbers on that yet. The other option would be to run the gas up on the roof. Mr. Stein stated that they have ruled out a gas solution, but need to explore more.
 - Mr. Stein noted that the existing glass corridor is only currently only heated by perimeter baseboards and there is no ventilation or air conditioning. Although the charge of the committee is only to heat/cool the new vestibule, he noted that a question came up with regard to addressing the HVAC in the corridor at this time as the solutions would be easy in conjunction with this project. He noted that the ed specs could be modified to incorporate a proper HVAC solution for the corridor.
5. **Presentation by Silver Petrucelli on Lighting and Mechanicals:** Mr. Walko then opened the meeting up to discussion on the lighting and HVAC solutions.
- Mr. Amundson inquired as to whether there would be electric controlled motors in the slab and what risk would we run for added maintenance in the case of moisture and/or flooding? Mr. Banning responded that there would not have any maintainable/operable parts in the slab. He did note that moisture can build up and there would be no way to prevent water filling up due to flooding. Mr. Stein noted that it would be a complicated solution to bring ductwork down.
 - Mr. Allen prefers C & A. He noted his concern about the high velocity air with the pendant fixtures. Mr. Banning is evaluating that concern.
 - Ms. Downey stated that she prefers a higher option for the lighting. She noted that the pendant could block the GHS Signage. Regarding the mechanicals, she noted that if there are higher costs from more maintenance we should get rid of Option B She also asked If they considered 4 units vs. 2 units in either the A or C option? Mr. Stein noted that there is not enough room to put 4 units on the

existing corridor. She also would like to see the radiant heat solution included as an add alternate.

- Ms. Moriarty thought the lighting pendant makes the space look more crowded and she prefers the pick-up sticks option. She also asked if there was a way to get to a net zero energy solution and could we use the existing chiller plant. Mr. Stein noted that in order to achieve net zero would need a large solar component and most likely a system that would be all electric. At this point, they are not considering a solar component due to the confines of the space. The entire building would need to be addressed. Mr. Banning responded that they do not yet have enough information on whether they can use the existing chiller plant and noted that there are hurdles to clear to get anything outside the vestibule area to the vestibule, including chilled water piping.
- Ms. Moriarty asked a follow up question if Dan Watson was consulted regarding what system to use. Mr. Watson responded that he did speak with Silver Petrucelli regarding the HVAC options and agreed that using the existing chiller plant would be a great option, however, they would need to come across the courtyard, which is currently inundated with utilities underground. He stated that it can be done and in the long run would be a great option, but would be difficult. He noted that radiant heating would be great but also believes there should be heating coils in the units, and it would be great and not be a big upcharge. This way there would be redundancy if one system fails. He stated that multiple sources of heat is a great idea. He does not believe that solar should be an option given the size of the solar panels needed and the limited space.
- Mr. Stein then noted that the heating coils would be included whether there is radiant or not to provide supplemental heating to the space.
- Ms. Moriarty asked if a different flooring would make a difference. Mr. Stein responded that they would want anything that is a solid material that has a good solar mass and the choice of floor material is important to hold in the heat.
- Ms. Cowie agreed with Ms. Downey on Option 2 for lighting. Regarding the heating, Ms. Cowie asked if, given that Option B is the most expensive, is it best to go with the best radiant heating for long term energy cost savings? She also stated that it would be great to heat the glass corridor. Mr. Stein responded that they will get back to the committee on long term energy costs.
- Mr. Contadino stated that he likes the concept of the pendants. He also noted that he does not mind Option A where the ductwork is visible. Mr. Banning stated that ductwork will be incorporated next renderings. Mr. Banning noted that the ductwork diameter is between 18-24 inches.
- Mr. Walko asked Silver Petrucelli would like from the committee at this point. He stated that given the pre application hearing will likely be on October 26th, and P&Z needs to see conceptually where we are at this stage. He noted that as the process continues, and costs come in and we develop plans, the design could change. So the vote today would be to give some direction to Silver Petrucelli, but would not be the final vote as the project may evolve. Mr. Stein agreed that the committee could vote on the placement of units on the lower roof vs. the

higher roof and do not need to specify the type at this time. The interior does not apply to the Architectural Review Board because they are focused on the exterior. He suggested that the vote today should be on a direction on options in concept. Mr. Banning stated that on lighting, it would be helpful to have some decisions, to start to show a lighting concept to P&Z.

6. Mechanicals Motion:

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve the placement of two mechanical units on the existing glass corridor roof. The motion was approved.

The Motion Passed 7-0-0

- Discussion on Motion:
 - Ms. Moriarty suggested that the chilled water plant should not be ruled out yet since it is an existing facility and has capacity.

7. Lighting Motion:

Motion was made by Leslie Moriarty and seconded by Christina Downey to approve the linear lighting design versus the vertical lighting design.

The Motion Passed 6-1-0

8. Discussion on Motion:

- Mr. Contadino asked if there could be a hybrid lighting combination Mr. Banning stated that it could work from a lighting perspective. Mr. Stein thought that a hybrid solution may be too much mixing linear and horizontal.
- Ms. Cowie stated that she does not want the GHS signage blocked.
- Ms. Moriarty stated that P&Z is mostly concerned with exterior, however, given that it is all glass, the lighting would be a focus for P&Z as well, so a decision should be made on that today.
- Mr. Walko leaning toward the linear option as it forces the eyes upward to the wood ceiling, however, he agrees with Ms. Cowie that the sign should not be blocked. He would like to see something decorative in the space, whether an art piece or creative lighting so that the space is not just a box.
- Mr. Contadino noted that the lighting may not be an issue until you go to ARC, so there may be a little more time to discuss.
- Mr. Yeskey agreed that when going for the pre app, we can say we are going to investigate more. Once it goes to ARC, we will get into more detail. He noted that safety is the number one concern for P&Z.
- Mr. Stein stated that the ARC application is November 1st so we have time to explore more lighting solutions.

9. Approval of Minutes:

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the minutes of the September 29th, 2021 meeting. The motion was approved.

The Motion Passed 7-0-0

10. Moving Forward:

- Mr. Walko thanked everyone who was involved with the RTM approval.
- October 26th is the pre approval date
- Next committee meeting is scheduled for November 3rd, but Mr. Walko suggested that the committee meet on October 20th, 2021.
- Mr. Watson noted that with regard to the hallway, he had a conversation with Sean and Dr. Toni Jones and the general consensus was that it would be irresponsible if we did not address at this time. The space may be eligible for town funding. He suggested that we make this an add alternate. Mr. Walko noted that is a process issue and he will follow up on that.
- Ms. Cowie suggested that there should be neighborhood input and Mr. Walko noted that Ms. Cole has been keeping the neighborhood informed via emails.

11. Adjourn:

- The meeting was adjourned by Mr. Walko at 9:16 am.

Submitted by Maureen Bonanno on October 15th, 2021