

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

DATE: October 20, 2021

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

Christina Downey (BOE)

Leslie Moriarty (BET)

Megan Galleta

Ex-Officio Members Present:

Steven Swidler (BOE Staff)

Craig Amundson (RTM)

Dennis Yeskey (P&Z)

Ralph Mayo (GHS Principal)

Dan Watson (BOE- Central Office)

Others Present:

David Stein (Silver Petrucelli)

Bob Banning (Silver Petrucelli)

Not Present:

Ashley Cole

Tom Bobkowski (BOE - Central Office)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

1. **Call to Order:** Meeting was called to order by Mr. Walko at 8:01 a.m
2. **Meeting Purpose:** The purpose of today's meeting is a follow up on the mechanicals and project schedule.
3. **Schedule:**
 - Mr. Stein noted that Silver Petrucelli filled out all of the necessary paperwork to get the application in. A preliminary meeting has been scheduled for Tuesday October 26th at 5pm. The meeting with P&Z is virtual. There is also a briefing meeting at 1pm. S&P will provide an update to the committee after the P&Z meeting.

- Silver Petrucelli met with Mr. Mayo and GHS Administration again to discuss phasing and how to create the swing space for the Main Office. They are working through the graphic solutions.

4. **Presentation by Silver Petrucelli Mechanicals:**

- Mr. Banning noted that the options presented today are based on the original concept of the 2 units mounted on the corridor roof. The three options vary in operating efficiency, construction complexity and original construction cost.
 - Option A: Currently Proposed Two Rooftop Heat Pump Solution
 - Energy efficient operation - some efficiency lost on coldest days.
 - Simple construction phasing with just electric connections required.
 - Less agile to react in heating mode compared to other options.
 - No fossil fuel consumption.
 - Vestibule would be self-sufficient and not relying on existing infrastructure.
 - Option B: Rooftop units with gas fired heating and electric cooling.
 - Equal cooling capacity and efficiency
 - Heating is versatile and does not need electric supplement.
 - Gas piping would run approximately 400 feet on the roof. Approx \$20K to run line. Line would be visible.
 - One added phasing complication with gas tie-in.
 - Equal to Option A in cooling mode.
 - Option C: Rooftop Air Handler with gas fired heating and chilled water cooling.
 - Utilizes the existing cooling infrastructure - verified by Dan Watson that there is capacity in existing infrastructure.
 - Initial cost of equipment is significantly higher.
 - Complicates phasing with electric, gas and chilled water connection.
 - Need to verify winterizing/glycol of CW system.
- Mr. Walko updated the committee on a call regarding the soil sampling at GHS. He noted that the less disturbance to the soil, particularly in the rear of the building, the better. Question for the committee is whether we should hook up into a current system or to have a stand alone system. Mr. Watson noted that even if we tie into the existing cooler, there would not need to be any excavation. Mr. Stein agreed with Mr. Watson, they are not proposing a solution to do any excavation, however, with Option C, from a construction phasing, they need to figure out the pathway up and over to the units. With an exposed ceiling in the vestibule and a low ceiling in the corridor, they need to figure out an architectural solution.
- Mr. Walko stated that the committee would need more information prior to making a decision. Ms. Downey agreed that more information on the costs for installation, maintenance and energy would be helpful. Mr. Banning noted that cost information will be available by the next meeting. Mr. Walko asked S&P to

include the long-term costs associated with utilizing a stand-alone system or hooking up to an existing system.

- Mr. Allen asked if the glass corridor was included and if the units were big enough. Mr. Banning stated that they were looking at 2 different pieces of equipment for the corridor and vestibule and continued the presentation:
 - Add Alternate HVAC for Connector (Cooling Only):
 - Two rooftop heat pump units with limited ductwork in connector.
 - One rooftop unit with chilled water.
 - Variable refrigerant flow system (VRF):
 - With 6+/- cassette units in the connector.
 - With 2 small indoor air handlers in the space.
 - Decision is more about the aesthetic impact on the interior.
 - Ran some rough numbers. \$75K of heating/cooling equipment. \$8-10K for electric to power plus the architectural piece. Probably an additional \$100K to the project.
 - Add Alternate in-slab radiant heating system
 - Compact gas fired and/or electrical boiler
- Mr. Allen asked if there was enough electrical capacity. Mr. Banning noted that they ran some preliminary numbers and believe it is sufficient but need to confirm with Eversource.

5. Discussion

- Mr. Walko noted there was feedback from the neighbors regarding the project. They would like to see how this project affects Hillside Road, landscaping, light spillage and the concept of security as it relates to drop off in the morning. Mr. Walko noted that the committee should address the additional entrance points in the morning. Ms. Moriarty added that general security for the building during the day should be addressed by the BOE.
- Ms. Galetta noted that the committee should spend some time in advance reviewing what the morning drop off looks like and how it will impact the students, families and neighbors and communicate to the community. Mr. Mayo responded that they have been working on plans and that GHS already sends out a communication to the neighbors and will communicate the plan to the neighbors.
- Mr. Amundson noted that it seems logical to tie into the existing chiller, since there is existing capacity and if there is BOE funds to cool the corridor, we should pursue that. He also agreed that there should not be digging around GHS. He stated that the electric capacity is very important, as Eversource changes its policy when you need to add capacity to a municipal building.

6. Approval of Minutes:

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve the minutes of the October 6th, 2021 meeting. The motion was approved.

The Motion Passed 7-0-0

7. Moving Forward:

- Ms. Cowie suggested that there should be neighborhood input and Mr. Walko noted that Ms. Cole has been keeping the neighborhood informed via emails.
- Mr. Contadino suggested that the presentation to P&Z should have a streetscape view and an elevation of the entire campus.

8. Adjourn:

- The meeting was adjourned by Mr. Walko at 8:48 am.

Submitted by Maureen Bonanno on October 25th, 2021