

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

DATE: November 23, 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:

Tom Bobkowski (BOE - Central Office)

Craig Amundson (RTM)

Dennis Yeskey (P&Z)

Ralph Mayo (GHS Principal)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Dan Watson (BOE- Central Office)

Steven Swidler (BOE Staff)

### Others Present:

David Stein (Silver Petrucelli)

Bob Banning (Silver Petrucelli)

### Not Present:

Ashley Cole (Ms. Cole joined near the end of the meeting)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:02 a.m
- **Silver Petrucelli Update on HVAC:**
  - At the last meeting, S&P discussed the concept of connecting to the existing hot and cold water which is part of the current infrastructure. Mr. Stein stated that they ran the calculations and the existing infrastructure has the capacity, with just some minor adjustments, to tie into this system.
  - Mr. Stein stated that, based on the analysis, they are recommending this option as the preferred option. Mr. Watson also agrees that this is the best option from an operational perspective.
  - Mr. Stein noted that the challenge is the pathway to get from point A to point B.

- Mr. Stein shared a photo of the existing corridor with the committee. He noted that there is existing piping that we would tie into. The work would take place in the summer of 2022. For the radiant flooring, there is an existing, small break room closet where they could put a small boiler.
- Mr. Stein added that In order to get to the piping, they would need to bore holes in the existing beams in the corridor without compromising the beams. Mr. Stein noted that the piping would be visible, however, they can conceal the piping using faux soffits. He noted that with the soffits, the look would be boxy and may block some of the windows. Mr. Stein added that another option would be to completely conceal all of it, create new lighting and use a wood treatment to match the architecture originally there. He added that there are additional costs associated with both options to conceal the piping.
- Mr. Stein also noted that the A/C for the corridor would be the same concept; there would be smaller units positioned up in the ceiling and we would be connecting piping to the existing.
- **Discussion on HVAC update:**
  - Mr. Walko asked Mr. Watson if, in the Master Plan, the reference to a new corridor was to replace the existing glass corridor. Mr. Watson responded that, although that is in the plan, it is not necessarily something that will happen; there is no funding for a new corridor and there is no date to do that project.
  - Ms. Downey added that this year's budget does not include any large-scale projects for GHS in the short or medium term. She noted that some of the projects in the Master Facilities Plan were included to address an enrollment surge which is happening now, so these projects may not be necessary going forward. She added that they are not a priority for the current BOE.
  - Mr. Contadino asked if it is possible to go through the chases in the administrative offices instead of going through the corridor to minimize disruption. Mr. Stein noted that they did not identify a good pathway to get through there. He added that either way there would be exposed piping since they do not want to go up and over the roof with this piping.
  - Mr. Stein noted that to get from point A to point B is complex. He noted that If we are adding a/c to the corridor, that will also be exposed and we may want to conceal that as well. If we are bringing the two together then this would be the most simplistic approach.
  - Mr. Contadino asked when we will have direction regarding adding a/c to the corridor. Mr. Walko responded that there needs to be a discussion with the BOE on the corridor and landscaping over the next few weeks. There needs to be a discussion on process and budget regarding these.
  - Mr. Contadino asked what the depth of the piping is. Mr. Banning responded that with insulation, the pipes are 4 inches for chilled water and hot water 1.5 inches and the beams are 18 inches deep. Mr. Contadino asked if they can be tucked in the mechanicals or somewhere else to avoid doing this work in the corridor. Mr. Stein noted that adding a/c to the corridor adds to the complexity.

- Mr. Walko asked whether the piping can't be in the vestibule. Mr. Stein noted that this solution was the most simplistic and they will come back with other options to minimize the pathway from point A to point B.
- Ms. Downey asked where the unit we are tying into is located. Mr. Stein responded that the new chiller is out in the back but the existing piping serves the office and that is what we would tie into. He added that the heat pump option is the most simplistic since it is all electric. With the other options, we would not have any of these complex routing issues.
- Mr. Amundson stated that the decision comes down to whether BOE approves adding A/C to the existing corridor. In order for a decision to be made, there needs to be a cost estimate.
- Mr. Walko noted the outstanding questions for the committee;
  - Do we vote to use existing infrastructure (the chiller) to run the HVAC systems, per the recommendation by the architects and GHS staff? We would then need to determine the path of the piping to the units; whether we run the piping through the glass corridor, exposed, which aesthetically is not a great solution, conceal the piping with soffits at an additional cost or locate a different path in the vestibule. Adding a/c to the corridor could impact the decision, as that would need piping too, so should we first determine the extent of a/c in the glass corridor before we make a decision or should we move forward with the plan to use the existing infrastructure regardless of the a/c in the corridor?
  - Alternatively, we vote to go against the recommendation to use the current infrastructure and choose another option, such as the heat pump solution and not have the issue of piping in the glass corridor.
- Mr. Walko stated that the committee should either vote on the use of the current infrastructure and continue to work on the aesthetics and placement of it, or wait to hear from the BOE on whether we can add A/C to the glass corridor.
- Ms. Downey asked if there are other places to tie in? She noted that she does not like the look of exposed piping in the corridor and that it increases costs. She noted that that timing wise, it may be difficult to connect with the BOE on this matter since there is not a meeting until mid december. She added that she is unsure if the discussion of the A/C in the glass corridor can be added to the budget meeting.
- Mr. Stein responded that he does not believe that there is other piping within a reasonable proximity. From a phasing perspective and doing work over the summer, this is the simplest - within 25 feet.
- Mr. Walko noted that the design of the vestibule includes a wood ceiling to tie into the glass corridor wooden ceiling. Adding a drop ceiling would compromise this aesthetic and Mr. Stein agreed.
- Ms. Moriarty added that she feels strongly about using the existing chiller. In order to make it work, she asked if there could be some flexibility in the design to include two alternatives; one with piping in the glass corridor and one piping elsewhere so that we can move forward on the project.

- Mr. Allen added that given the concern over the aesthetics of the piping in the glass corridor, finding a path in the Main Office space may be more acceptable. Mr. Stein responded that the corridor solution was the most simplistic, however, they will work on alternative solutions.
- Mr. Contadino agrees with Ms. Moriarty regarding using the existing chiller which was designed to deal with GHS expansion. He also believes that any additional funds that can be made available for this project should go toward landscaping.

- **Motion on HVAC System**

**Motion was made by Christina Downey and seconded by Leslie Moriarty to give direction to the architects to move forward with the plan to use the existing chiller system to power the HVAC for the vestibule. The motion was approved.**

*The Motion Passed 8-0-0*

- **Update on P&Z and ARC Meetings:**

- Mr. Walko stated that they appeared at both the P&Z Board of Appeals committee meeting and the ARC meeting.
- Mr. Walko noted that P&Z approved the variances without conditions, but they discussed lighting at great length. He added that P&Z decided against conditions on lighting, however, we should still be focused on lighting and work with the BOE and the Administration to ensure a balance between safety and over illumination.
- Mr. Walko stated that the ARC had an issue with the massing of the vestibule and questioned whether it could be the same height as the glass corridor. Lighting, landscaping and materials were other items of discussion.

- **Moving Forward:**

- Mr. Stein noted that the next meeting with ARC is December 1st and they will be updating the presentation to tell the story in more concise way, including a 2D streetscape along with 3D renderings and a flyview or walkthrough to better illustrate all sides of the building. There will be no design changes or adjustments but they will validate the reason why design is the way it is.
- Mr. Contadino added that the current design is an appropriate scale for the size of the school.
- Ms. Moriarty added that during the ARC discussion on lighting, she wasn't sure if they were referring to exterior vs. interior lighting so this needs to be clarified when lighting is brought up. Mr. Contadino added that they were referring to controlling the interior lighting and how it impacts the neighbors.
- Mr. Walko suggested that the next meeting take place on December 8th.

- **Approval of Minutes:**

**Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the minutes of the November 17th, 2021 meeting. The motion was approved.**

*The Motion Passed 9-0-0*

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:52 am.

Submitted by Maureen Bonanno on December 6th, 2021