

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

DATE: March 30, 2022

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Maureen Bonanno-Secretary

Ashley Cole

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

Leslie Moriarty (BET)

Megan Galleta (not present for votes)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Tom Bobkowski (BOE - Central Office)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Others Present:

David Stein (Silver Petrucelli)

Joe Aveni (Langan)

Timothy Nanzer (Silver Petrucelli)

Not Present:

Dan Watson (BOE- Central Office)

Dennis Yeskey (P&Z)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:01 a.m.
- **Landscaping Design Update:**
 - Mr. Walko noted that Silver Petrucelli emailed the committee an updated presentation on the landscape design. He added that the landscape design plans were sent to P&Z, the neighborhood and the bicycle group. Additionally, the team met with the Tree Warden and Parks and Recreation.
 - Mr. Aveni presented the curvilinear Scheme A landscape design which was revised based on suggestions from last week. The pathway openings were widened slightly, to approximately 28 feet. The bike racks were pushed back a bit

so they are not in the main path of travel. The painting on the rocks was removed. The plan incorporates adding boulders, to play off the existing rockscape for some cost effective, informal seating. Mr. Aveni noted that they updated some of the proposed plantings based on the conversation with Gregory Kramer the Tree Warden. Mr. Aveni stated that all existing trees will remain and they are proposing 9 additional understory trees, which will be light, airy small leaf trees.

- Mr. Aveni stated that in the circle, they are proposing planting some dense evergreens to supplement the existing trees as well as incorporating some of the understory from across the street to help pull the site together. Mr. Aveni noted that the Tree Warden suggested incorporating some broadleaf evergreens and Japanese Cedar.
- Mr. Stein stated that the current design is within striking distance of the \$75,000 allotted to the planting component of the budget. He added that the site furnishings and features can be expensive and suggested those can be an additive or Phase 2, maybe funded through other sources such as the PTA.

- **Landscaping Design Discussion:**

- Mr. Walko asked if Silver Petrucelli heard back from P&Z and Mr. Stein responded that they have not yet. Mr. Walko suggested that Silver Petrucelli also reach out to town services (police and fire) to get their input on the type of bollards.
- Mr. Walko noted that although he likes the rounded sphere bollards out front, he is concerned that this could be a tripping hazard.
- Ms. Cole stated that the tree conservancy said that they would support the project and donate trees although she does not have an amount yet but will follow up with them. She added that she likes the placement of the boulders and noted that they will help with the maintenance in that area.
- Ms. Cowie also likes the placement of the boulders in the landscape area, but is also concerned about the placement of the rounded sphere bollards walking in.
- Ms. Downey also agrees with Ms. Cowie on the placement of the bollards. She noted that the primary function of the bollards should be security.
- Mr. Walko stated that we will need an opening wide enough for snow removal and with respect to the bollards.
- Ms. Moriarty expressed her concern regarding the functionality of the seating and suggested the PTA and Administration look at the options and what is within budget. She added that she does not like the boulders as seating options and believes that practicality is key.
- Mr. Walko updated the committee on the bicycle racks. He noted that the bicycle group felt that there were not enough bike racks. He also noted they talked about stations for e-bikes as well, which is outside of our scope. He also stated that, in general, the neighbors were pleased with the design and at some point there will be a site meeting with the neighbors.
- Ms. Bonanno stated that she does not like the bike racks where they are located in the design and would like to see them moved elsewhere to allow for more

seating. She does not support adding more bike racks to the area. Ms. Cowie agreed that the Science Wing wall would be a good place for more bike racks and perhaps an e-bike station. Also she stated that there is a bike share RFP out so getting the bikes away from the entrance and out of view would be a good idea. Ms. Cole agreed that the front should not be filled with bike racks.

- Mr. Aveni asked if the town has a preferred type of bike rack and Mr. Walko responded that based on his experience with New Lebanon School, they should be the most industrial strength bike rack from a maintenance perspective. Mr. Walko added that he believes if we eliminated the bike racks we would likely get push back from the community and possibly ARC, however, if the decision is to not increase from what was presented, then likely that is ok. Mr. Mayo stated that currently the bike racks are not heavily used, but he does not think that the bike racks should be relocated to the back of the building since he would prefer everyone enters through the secure front entrance. He supported the idea of relocating them to outside the Science Wing.
- Ms. Bonanno asked how many bikes the proposed racks hold and Mr. Aveni responded that they would hold 16 bikes, around 28-30 ft long.
- Ms. Morarty asked if there were elements of the budget that we can do on add alternate basis so we could have some funding flexibility and Mr. Aveni responded that the budget will list individual line items. The green wall and some bench areas could be add alternates. Mr. Stein noted that the add alternates need to be numbered in sequential order as a state requirement.

- **Motion Approve the Proposed Landscaping Plan:**

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the proposed landscaping plan subject to a change in the bollards along the pathway. The motion was approved. Ms. Galleta was absent.

The Motion Passed 8-0-0

- **Discussion on State Reimbursement, Approvals and Timing:**

- Mr. Walko noted that in order to get state reimbursement, we need to hire CSG at a cost of approximately \$75,000. Mr. Walko stated that the BOE can contribute about \$15,000 which leaves us with a \$60,000 increase for soft costs related to CSG. He added that we would need a formal contract from CSG. It is unclear whether we need to go out to bid for this service, but Mr. Walko will follow up.
- Ms. Downey indicated that the \$75,000 seemed high and the administration is looking into it. Mr. Walko agreed that it does seem high, especially compared to the fee charged by CSG for the New Lebanon School project which was approximately \$250,000 for an entire school over 3 years. Ms. Cole asked how much money we could receive from the State and Ms. Downey responded the amount could be up to 20% of eligible construction costs.
- Mr. Stein stated that 20% of professional services fees, including CSG and Silver Petrucci, are eligible for reimbursement by the State. He noted that the original projection was to meet with the state around April 15th but they have received an

email from the State stating that they cannot meet until the application is received. Mr. Cykley is working with the State to rectify this, but as of today, there is not a locked in date. Mr. Stein noted that they are still moving forward with all of the documentation for the next committee meeting on April 6th. Mr. Walko confirmed that, at the April 6th meeting, we will be voting on plan specs, the budget and an itemization of add alternates in priority order.

- Mr. Walko thanked Mr. Allen and Mr. Contadino for reviewing the plans in detail and stressed the importance of such review. As an example, Mr. Walko noted that Mr. Contadino suggested recessed walk off mats for the entryway, however Mr. Watson doesn't agree. Mr. Walko added that details like these need to be resolved before next week and suggested working together with them. Ms. Downey agreed and suggested that Silver Petrucelli review details of the plan with Mr. Watson.
- Mr. Walko suggested that everyone review the plans as this is the last chance to affect the building. He also noted that there is a decision on plexiglass vs. glass at the security desk as one of the details to be discussed.
- Ms. Downey suggested that since there is a tight turnaround, the documents should be sent to the BOE ahead of time.
- Mr. Walko stated that any comments from the committee should be sent ahead of the April 6th meeting.
- Ms. Cowie asked if we can get any assistance from our State Representatives on the state reimbursement. Mr. Walko responded that he will discuss with Mr. Cykley.

- **Approval of Minutes:**

Motion was made by Ashley Cole and seconded by Jake Allen to approve the minutes of the March 23th, 2022 meeting. The motion was approved. Ms. Galleta was absent.

The Motion Passed 8-0-0

- **Next Meeting:**

- A meeting will be held on April 6th to approve the plan specs, the budget and the itemization of add alternates in priority order.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:57 am.

Submitted by Maureen Bonanno on April 4th, 2022