

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

DATE: August 22, 2022

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Maureen Bonanno-Secretary

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Will Schwartz (DPW)

Dennis Yeskey (P&Z)

Others Present:

David Stein (Silver Petrucelli)

Not Present:

Lauren Rabin (Board of Selectmen)

Jake Allen- Vice Chairman

Ashley Cole

Megan Galleta

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:00 a.m.
- **Project Update:**
 - Mr. Walko noted that the building committee has been asked by the BOE to revisit the project to keep it within budget which would then require a redesign or a modification in size and scope.
 - Mr. Walko confirmed with the finance department that the money in the project is fungible and the soft costs and hard costs are considered as one bucket. The funds remaining for construction can be used for future soft costs as those funds have already been used.

- Ms. Downey gave an update on the BOE vote noting that the safety and security goals of the project are paramount. She added that the Ed Specs could be revised as needed, particularly the size of the vestibule, and the BOE would like to know whether this is feasible and what the costs would be. She added that the BOE does not have an appetite for going back to the RTM/BET for more funds. Ms. Downey stated whatever money left would need to include architectural fees, design fees and any costs to go back to the state to P&Z, along with a contingency and Owners rep costs.
- Ms. Downey noted that on a personal level, she would be interested in exploring the ballistic/bullet proof glass on the corridor.
- Ms. Downey added that there are 3 BOE meetings in September so there are a lot of opportunities to present to the Board.
- Ms. Cowie asked Ms. Downey about going back to RTM/BET for more funds for a cost adjustment which was done for the Eastern Greenwich Civic Center. She noted that we are in the same position due to the timing and pricing of materials and Ms. Downey responded that at the moment, there are a lot of capital projects that are requiring funding and asking for an additional \$2MM for this project is not something the Board will do, but we can come back for a scaled down version closer to budget
- Ms. Moriarty added that from a BET perspective, given there is a limited amount of funding, the BOE needs to prioritize projects and that it would be difficult if the BOE went back and asked for that much money.
- Mr. Walko noted that the process would require a new proposal from Silver Petrucelli, which would then need to go back to P&Z. He added that we generally know the cost of landscaping and materials and we would need to discuss the project timeline.
- Mr. Walko asked Mr. Stein what the timing would be and Mr. Stein responded likely in spring, which would mean going out to bid around Thanksgiving.
- Mr. Watson suggested purchasing long lead items, such as the glass or HVAC equipment, so we could get ahead of the possible increases coming at the beginning of the year.
- Mr. Walko asked about the funds being held for the HVAC and Mr. Watson responded that they are but he would prefer to wait until the project begins.
- In response to Ms. Moriarty's comment regarding the prioritization of projects, Ms. Cowie then noted that funding for this project was approved prior to other projects should still move forward and Ms. Moriarty responded that if it was only a modest increase, it likely would; however, with a \$2MM increase or 60% higher than expected, the BET would expect a reevaluation of the size and scope.
- Mr. Walko stated that the instruction to Silver Petrucelli would be to move forward with a redesign proposal.
- Ms. Downey stated that as part of the initial process, now that we are scaling back the size, a rendering would be helpful.
- Ms. Downey added that there is an additional complication if we were going to ask for more funds given that the state reimbursement piece was based on the

\$2.75M so if that amount changed, we would need to start the process all over again.

- Mr. Stein responded that they will work on creative solutions to downscale and will come back with some schematic designs. He added that an issue with downscaling is the mechanicals and how they will still be able to hide those.
- Mr. Walko stated that it was bid out as landscaping and construction as one but perhaps we should bifurcate that out, noting that there are funds coming from the PTA which will alleviate some of the pressure.
- Ms. Bonanno asked if there would be more landscaping involved with a smaller vestibule and she suggested an overhang adjacent to the smaller vestibule along the glass corridor that could still hide the mechanicals while providing shelter for the students.
- Ms. Cowie asked if there was a way to pull out the landscaping piece and she confirmed that the PTA set aside \$30K for landscaping and suggested that we go back to them to create a fundraising arm if we needed to fund more and this way the neighbors could give their support.
- Mr. Stein responded that if the building is downscaled, the landscaping could be as well. He added that the main reason why the plaza originally needed to be reconstructed was because the vestibule came out farther but with a downscale they may not need to go all the way out to the sidewalk; however there still needs to be ADA accessibility regardless of what we do.
- Ms. Downey noted that it was her personal opinion that the glass corridor be addressed as far as ballistic glass but the committee may want to decide whether we mandate it as part of the scope of the project.
- Mr. Stein responded that since that was a bid alternate we have those costs.
- Ms. Cowie asked if visitors would still be going through the main office or if the scale back would eliminate work in the main office and Mr. Stein responded that at the very least, there needs to be a visual connection which may be achievable through cameras and audio/visual solutions but the state guidelines recommend a connection between the admin and the vestibule and since it is adjacent, it makes sense to do that..
- Mr. Walko reminded the committee of the Ed Specs and the number one goal is security and not an entranceway.
- Ms. Downey noted that the Ed Specs can be revised by the BOE if needed.
- Ms. Moriarty stated that if the state standard recommends a connection with the main offices to the vestibule, she doesn't recommend backing off because of lack of funding.

- **Approval of Minutes:**

Motion was made by Christina Downey and seconded by Stephanie Cowie to approve the minutes, as amended, of the August 3rd, 2022 meeting. The motion was approved.

The Motion Passed 6-0-0

- **Going Forward/Next Meeting:**

- Mr. Walko, Silver Petrucelli will come back with a proposal along with renderings and the committee will meet to review the proposal. Mr. Walko and Ms. Moriarty will work with finance on separating out the landscaping from an accounting standpoint.
- Mr. Walko noted that it's likely we will have a meeting on September 7th.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:40am.

Submitted by Maureen Bonanno on September 5th, 2022