

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

DATE: October 19, 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)

Megan Galleta

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Will Schwartz (DPW)

Steven Swidler (BOE Staff)

Dennis Yeskey (P&Z)

Lauren Rabin (Board of Selectmen)

Others Present:

David Stein (Silver Petrucelli)

Bob Banning (Silver Petrucelli)

Matt Gallerani (Silver Petrucelli)

Chris Cykley (CSG)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:01 a.m.
- **Project Review:**
 - Mr. Walko, Mr. Contadino and Mr. Allen met with Silver Petrucelli after the last committee meeting regarding Options 2&3 and determined both options will be in excess of \$2.5M which would require a return back to town committees for additional funding. They then discussed what the amount would be to build both an entrance and a security vestibule for the allocation of where we are today which is around \$2M.
 - Mr. Walko stated that at today's meeting, we will determine if there is any support for moving forward and what the threshold is for going back to the BET.

- Ms. Downey stated that we can make a recommendation but if we are not going to make an entranceway, then we will need to go back to BOE.
- Mr. Walko reminded the committee that we are tasked with building to the Ed Specs and if it is above the allocation then we need to go back and justify why.
- Mr. Stein stated that they did a reverse engineering exercise, coming up with 3 schemes which were then narrowed down to 2 schemes. He noted that his team met with Mr. Mayo's team to discuss alternative options for the Admin area.
- **Silver Petrucelli Budget Presentation:**
 - Mr. Stein shared a spreadsheet with an estimated cost comparison for Option 2 & 3 along with the estimates that they received from the two original bidders.
 - Mr. Stein stated that the original bidders estimated a construction period of 1 year for the project and noted that that assumption is the same.
 - Mr. Stein stated that for both Options 2 & 3 they estimated about \$500K in operating costs and he noted that for Option 3 demolition is a little less.
 - Mr. Stein noted that concrete, masonry and steel numbers are based on unit pricing and the size of the building and Option 3's square footage is slightly smaller so these costs are lower.
 - Mr. Stein stated that the cost for roofing came in at \$50 per square ft, much higher than what they typically budgeted which was around \$30. He added that they are hoping these numbers start to come down.
 - Mr. Stein stated that given the high cost of the window glazing, this area would need to be reduced and the only way to reduce the cost is to reduce square footage. He added that both solutions have similar square footage.
 - Mr. Stein stated that there are some subtle adjustments to the finishes. Millwork doesn't change because we still have the security desk.
 - Mr. Stein stated that the fire protection is a byproduct of square footage and plumbing stays the same, but on the HVAC, instead of a large unit on the roof that is visible, there could be a system concealed in the ceiling with a small independent system for the security guard. He added that since it will no longer be a fully occupied space it can be treated as a vestibule, with different requirements on heating and cooling.
 - Mr. Stein stated that the communications remain and could range up to \$23,000 and the site work remains about the same but we may want to revisit and bump up a little more. The goal is not to reduce the scope of work on the courtyard.
 - In summary, Mr. Stein expressed his concern that they could not get close enough to the \$1,800,000 with Options 2 and 3 even after he met with Mr. Allen and Mr. Contadino to identify any potential efficiencies
- **Discussion on Silver Petrucelli Budget Presentation:**
 - Ms. Downey requested a review of the numbers and Ms. Moriarty responded stating that if we started with appropriation of \$3,000,000 for A&E and construction, the existing commitments we have already made to CSG, the architects total \$319,000 leaving us just shy of \$2,700,000. She noted that there are some costs not in the \$2,700,000 that we would need, including an amount for an Owner's Rep which on the high side would be around \$250,000. She

added that the landscaping budget not in scope is about \$80,000 with around \$40,000 in potential contributions from outside entities. Ms. Moriarty noted that we need clarification for security equipment, which was not in the original scope, but could be around \$50,000, and the add alternates, such as radiant floor heating and ballistic glass in the corridor which could total \$400,000. In summary, with a 10% contingency included Ms. Moriarty stated that a conservative number that we are left with for construction cost is \$1,750,000.

- Mr. Walko stated for today's discussion, the committee should focus on a number around \$2,000,000 assuming no add alternates.
- Mr. Stein reviewed the 2 options for the committee noting that the amount of doors was kept the same for the building code but the square footage was reduced from the original design. The security desk is designed in the same capacity as before and the ramp remains fully ADA accessible. He added that the glazing does not need to go up to the top of the building.
- Mr. Stein continued that they did not want to relocate the fire alarm and, after speaking with Mr. Mayo, they determined that it is important to have a greeter for visitors upon entering the administration area and a visual connection is important. Mr. Stein illustrated that they could do a lot less construction work which would be a cost savings and a further analysis on cost would be needed.
- Mr. Walko asked about timing and Mr. Stein responded that they can come back in 2 weeks with more detailed renderings.
- Ms. Cole asked about extending building to the glass corridor and Mr. Stein responded that it would add square footage and cost.
- Ms. Moriarty stated that since Options 2 and 3 are coming in around \$2,500,000 and \$2,600,000 and if there was a change to office would that bring the cost down enough to the current budget? Mr. Stein responded that the reduction in the interior will not get to a \$500,000 reduction. Ms. Moriarty then asked if the Option 1 presented last week which was proposed but not supported by committee would be closer to the budget and Mr. Stein responded that Option 1 would be closer to budget.
- Mr. Contadino suggested that if the security desk is moved to the location of the other schemes, it would solve some of the issues with Option 1.
- Ms. Downey expressed her concern about going forward with the exercise of overdesigning Options 2 and 3 before we go back to BOE and supported revisiting Option 1.
- Ms. Cole and Ms. Bonanno were both in agreement with revisiting Option 1.
- Mr. Allen asked if there were any time constraints and Mr. Walko responded that from a cost perspective as well as from a safety perspective, it would be best to get it done as soon as feasible. He noted that Silver Petrucelli estimates having shovel in the ground on the last day of school and completing most of the project during the summer. Mr. Allen also asked about other projects that may impact this project and it was confirmed by Mr. Mayo and Ms. Cole that the Post Road bridge project is scheduled for spring 2023. Mr. Walko confirmed that he is monitoring this as well as any other projects that could have an impact.

- Mr Stein stated that we are in the same position that we were in last year and it is important to move swiftly given we need all town approvals to go out to bid in early 2023 with hopes of a contract to start construction in June.
- Ms. Cole stated that it was unrealistic to work with a pre-pandemic budget and Ms. Cowie agreed with Ms. Cole and she noted that the Eastern Greenwich Civic center faced the same issue and they needed additional funding.
- Mr. Walko summarized that we would like to see cost estimates for Option 1 with a design change of moving the security desk to the other side. The committee agreed to focus on only a revised Option 1 at this time.
- Mr. Walko suggested that Mr. Stein meet with Tom Bobkowski to see if there are security measures that are not in the Ed Specs and Mr. Bobkowski will get the information to Silver Petrucelli.
- **Going Forward/Next Meeting:**
 - Mr. Stein stated that they would need more than a week to prepare a revised Option 1 so Mr. Walko stated that the next committee meeting will be held on Wednesday, November 2nd to review a revised Option 1.
 - In summary, Mr. Walko stated that although the Committee prefers Options 2 & 3 since they both came in over budget, Silver Petrucelli will rework Option 1 to get closer in line to the budget so that the committee can make a recommendation to the BOE.
 - Ms. Moriarty asked to confirm that the proposed changes to the administration area discussed today would be included in the revised Option 1 and Mr. Stein confirmed that was the case.
 - Ms. Downey asked if a revised Option 1 is over budget, should we add an Option 4 that would include what it would take to be within budget and Mr. Stein responded that they need to get through a revised Option 1 to see what the limitations are which will provide a better framework for a possible Option 4.
 - Mr. Allen asked if Option 1 meets the Ed Specs and Mr. Walko responded that it does meet the Ed Specs but there is a difference between getting a security vestibule and an entranceway and it is the combination of those that make it difficult to meet the budget.
 - Ms. Cole asked if Option 1 could be more glass and Mr. Stein responded that the glazing is costly and adding more would likely take Option 1 above budget.

- **Approval of Minutes:**

Motion was made by Stephanie Cowie and seconded by Leslie Moriarty to approve the minutes of the October 6th, 2022 meeting. The motion was approved. Ms. Galetta was absent for the vote.

The Motion Passed 8-0-0

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:10am.

Submitted by Maureen Bonanno on November 1st, 2022