

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

DATE: November 2, 2022

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)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Will Schwartz (DPW)

Dennis Yeskey (P&Z)

Lauren Rabin (Board of Selectmen)

Others Present:

David Stein (Silver Petrucelli)

Matt Gallerani (Silver Petrucelli)

Chris Cykley (CSG)

Annalise Hanshaw (Greenwich Time)

Not Present:

Ashley Cole

Megan Galleta

Steven Swidler (BOE Staff)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:01 a.m.
- **Project Update:**
 - Mr. Walko stated that Silver Petrucelli was asked to revisit the options together with the budget to see if a design, within the Ed Specs, could work.
- **Silver Petrucelli Presentation:**
 - Mr. Stein shared 4 options noting that Option 1 was closest to the remaining budget of approximately \$2MM, however, the committee was not in support of this design. Silver Petrucelli then developed an additional concept, Option 1A

which they presented along with a review of Options 2 & 3 and a comparative estimate of the four concepts.

- Mr. Stein stated that they focused on creating a better connection to the existing building, based on comments from the last meeting.
- Mr. Stein stated their overall goal was to reduce square footage to meet the budget, making sure that it worked functionally and was ADA compliant.
- Mr. Stein pointed out that the Security guard is still elevated, accessible from an ADA perspective and they rearranged the interior and downsized the scope of work to create a smaller front desk which results in a less effort to remove the fire alarm and some security devices. He added that they met with Mr. Mayo and his team and they reviewed the process for entering the main office noting there will still be someone greeting visitors as they come in.
- Mr. Stein stated that the biggest thing they needed to reduce was the amount of glazing to reach the budget. He added that the bids for glazing came in between \$500-700 per sq ft so they are still holding to these numbers in their estimates.
- Mr. Stein stated they downsized the amount of glass and included some manufactured panels at the two sides.
- Mr. Stein stated that they tried to reduce scale and the goal was to reduce the mechanicals to small units and they still need to explore lighting.
- Mr. Stein added that the landscaping has not changed.
- Mr. Stein then discussed the estimates, sharing a spreadsheet with the committee. He noted that the two original bids came in at a high of \$4.3MM and a low of \$3.9MM and they are trying to get to around \$1.8-2MM. He reiterated that the biggest change is cost of glazing. Mr. Stein stated that estimates for Option 1 came in at \$2MM and Option 1a is slightly higher at \$2.4MM while Options 2&3 estimates ranged from \$2.5-\$2.6MM.

- **Discussion on Silver Petrucelli presentation:**

- Ms. Downey asked about the \$500K for the site work and landscaping and if you took out the landscaping portion, which was not part of the Ed Specs, we would still be within budget on Options 1 and 1a. Mr. Stein added that there is still a base level of site work around \$100k.
- As a follow up, Ms. Cowie asked if we can fund just what the Ed Specs required noting that the landscaping was not part of the original Ed Specs and Ms. Moriarty responded that this would need to be a discussion by the BOE.
- Ms. Downey asked about the glazing cost and noted that in Option 1a the cost is more than Options 2 or 3. Mr. Stein responded that Option 1a used a higher number but they will adjust the estimates to make them consistent.
- Mr. Walko noted the upper right hand corner in all of the designs, except for Option 3, seems disjointed. Mr. Stein agreed and is a design element that still needs to be worked on.
- Ms. Moriarty suggested that the wood material change to brick to match the building and asked if the glass appears different with ballistic glass with other levels of protection and Mr. Stein responded that the material used gives the notion of the brick pattern and they were avoiding masonry work to reduce costs.

For glazing, he stated that the entire front needs to have glazing to meet security standards and the contrast would be small between the different types of glass.

- Ms. Cowie asked if something can be done to improve the right side where the small side window is. She suggested removing the window if it is not necessary and putting landscaping in front of it. Mr. Stein responded that different design options could be explored or some benches could be added in front of the wall.
- Mr. Contadino asked if it would help if the upper windows were spandrel glass from an economic point of view with a red tint. Mr. Stein responded that they would still need to be ballistic but they will still explore how high they need to go with the ballistic glass. He also noted that there was some concern expressed by ARC over adding color.
- Ms. Bonanno asked if Option 1a is still over budget, and we need to go back for more funding, would we consider Option 3 then, which the committee preferred and is only \$200K over Option 1a.
- Mr. Walko thought that if we asked the BOE to go back for more money, it would be in the \$400-500K range, including the add alternates, especially the radiant flooring which becomes more important with the smaller HVAC system.
- Ms. Moriarty responded that is just going to become a matter of trade offs and since there are a lot of capital projects in town, especially from the BOE, BOE will need to make some trade offs.
- Ms. Moriarty asked if there is an even more downscaled solution that just addresses security and if that is even feasible, would that get through P&Z? She added that the capital budget will be tight for the next 5 years.
- Mr. Walko noted, back to the design, that some of the columns do not seem to be symmetric. Mr. Stein responded that there needs to be alignment with the existing columns and the design can be reworked slightly to align it better.
- Mr. Walko noted although with Option 1, we are close to the budget, is there a concept that treats only the security concept so that we can present this to the town committees. Mr. Stein responded that if we are only dealing with security, the challenge is getting the security desk with good visibility to the main entrance but also makes a direct connection with the main office so the addition needs to be around 750-800 square feet at a bare minimum and he added that it would be a pretty simple solution but, it would not have the impression of a main entryway so it may not meet the Ed Specs.
- Ms. Downey suggested that it could be helpful to present the least expensive, minimal option to the Board along with an Option 1 that is just over budget for them to help make a decision.
- Mr. Walko pointed out that there seems to be a disconnect on the estimates for glazing between the options and Mr. Stein responded that they will go back and adjust those estimates for glazing as well as roofing.
- Ms. Moriarty asked if the mechanical systems are downsized, does that adequately heat the space? Mr. Stein responded that we will still need hvac and cooling but we are backing down the ventilation since we don't have the same size space and it is not a gathering space and the goal is to provide cooling and

heating through circulation. Ms. Moriarty agreed with Mr. Walko that the radiant flooring will become more important.

- Mr. Contadino asked if the the Ed Specs prioritize the security aspects or does it prioritize the rework of the Admin Office and Mr. Walko responded that the Ed Specs solve a security issue which directs any visitor into the Admin area prior to them going straight into the school. Mr. Contadino then asked if the work in the Admin area could be as minimal as the vestibule to meet budget and Mr. Walko responded that the latest designs reflect minimal work to the admin offices.
- Mr. Walko asked if there was to have just a small vestibule with just a desk and a set of doors for visitors that went straight into the Admin offices and Mr. Stein responded that the existing doors into the school would still be exposed and are needed for a means of egress for the students and the goal of a secured vestibule is to have a 2nd point of entry. Based on the building design and the amount of students entering and exiting, each set of doors allows for 350 students so those doors are needed and they need to be encapsulated. There is also the challenge of needing a ramp for ADA.
- Ms. Downey asked if the existing doors could just be locked and Mr. Stein responded that given the number of students, we need 4 sets of doors and you can't keep the doors locked during the day and have everyone exit out adding, once someone opens a door, someone could come right in, which creates a vulnerability.
- Ms. Moriarity stated that we need to present a solution that works given the security risk and we shouldn't present something that still has vulnerabilities.
- **Going Forward/Next Meeting:**
 - Mr. Walko stated that we need to come to an agreement on a concept for S&P to work on and refine so we can go back for approvals, adding this decision revolves around money so we should meet to review the revised estimates.
 - Mr. Walko proposed meeting on November 9th to discuss the revised estimates.
 - Mr. Stein shared the state security standards which outlines the 2 step process for visitors entering the building.
 - Ms. Cowie asked if we should move forward on the securing the funding for landscaping and Mr. Walko agreed that we should start that process.
 - Ms. Downey noted that the next BOE meeting is scheduled for Wednesday November, 16th.

- **Approval of Minutes:**

Motion was made by Leslie Moriarty and seconded by Jake Allen to approve the minutes of the October 19th, 2022 meeting. The motion was approved.

The Motion Passed 7-0-0

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:18 am.

Submitted by Maureen Bonanno on November 2022