

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

DATE: November 30, 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

Ashley Cole

Megan Galleta

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)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Steven Swidler (BOE Staff)

Dennis Yeskey (P&Z)

Others Present:

Matt Gallerani (Silver Petrucelli)

David Stein (Silver Petrucelli)

Chris Cykley (CSG)

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:00 a.m.
- **Project Update:**
 - Mr. Walko began with a recap of the BOE meeting stating that the BOE approved Option 1A and the request to seek an additional \$500K, which was based on the bids from the first round of bidding.
 - Mr. Walko stated that the goal of today's meeting is to discuss refinements to Option 1A and to discuss the land use process.
- **Silver Petrucelli Presentation of Option 1A Interior:**
 - Mr. Stein shared a presentation of Option 1A noting the areas that will be worked on and that the construction of the administration area has been minimized to reduce costs.

- Mr. Stein noted that, as before, there is a dedicated visitor entry and those doors will be locked and visitors will need to be buzzed into the secure entryway.
- Mr. Stein stated that the security desk is still elevated but there still needs to be a discussion on whether it will be enclosed or not and there still is a ramp for ADA accessibility.
- Mr. Stein noted that there is a seating area in the corner of the vestibule where students can wait off to the side.
- Mr. Stein pointed out that the front desk in the administration area remains the same, however there is a 2nd desk located once visitors enter the administration area and added there is an additional set of doors that can be locked for security as well as a gate that stops visitors from just walking through.
- **Discussion of Option 1A Interior:**
 - Ms. Downey asked about the ballistic rated doors and where they are located and about the gate. Mr. Stein responded that any perimeter doors need to be ballistic grade and it is also required to have ballistic rated glass doors leading into the glass corridor. Mr. Stein stated that the gate is to prevent visitors from walking through to the administration lobby without checking in first.
 - Ms. Cowie asked if there was enough room for a waiting area and Mr. Stein responded that there was enough room, approximately 10x18 square feet.
 - Mr. Contadino asked about seating for visitors while they are waiting and suggested maybe some built in benches.
 - Mr. Walko noted his concern regarding the 2 front desks and from an operational standpoint, how that will affect personnel costs. He also asked from a security perspective if the security booth is off to the side does that compromise the ability to see everyone entering.
 - The committee then discussed the layout of the main office and Mr. Stein will go back to review the layout from a practical standpoint and a regulation standpoint.
 - Mr. Contadino noted that the space needs to be reworked so that visitors have a more pleasant experience.
- **Silver Petrucelli Presentation of Option 1A Exterior and Discussion:**
 - Mr. Stein then showed some images of the exterior noting that they are continuing to refine the first sketch. He noted that they are reworking the pavement patterns to align with the columns, the corner where the security desk sits and the corner where the rafters were along and the waiting area at the end.
 - Mr. Stein added that they will start to work on the downlighting and will provide renderings showing a night time perspective.
 - Ms. Cole would like to see the quality of materials elevated and Mr. Stein noted the choice of materials is driven by cost and they have selected those that are simple to install and will be a good contrast to the existing brick.
- **Silver Petrucelli Presentation of Option 1A Mechanicals and Discussion:**
 - Mr. Stein then discussed the mechanicals noting that since the square footage has been reduced, it is no longer considered a lobby and there is no longer a requirement to have full ventilation of air. Mr. Stein stated that they are proposing a VRF system which would be fully out of sight. The mechanical unit has been

simplified and they would provide a dedicated unit for the security desk. He added that they are no longer tying into the chiller loop so it reduces the cost. Mr. Stein stated that this scenario also eliminates the radiant flooring.

- Ms. Downey noted that the cost of the radiant flooring was included in the approval and Mr. Stein noted that since this is such a transient space you no longer get the same benefit as before with the radiant floors. Ms. Downey asked if there will be an issue during the colder months with doors constantly being opened and closed and Mr. Stein responded that we could still do the radiant floors but is less concerned about it given the size of the space. He added that the radiant floor provides an additional level of comfort
- Mr. Contadino agrees with Mr. Petrucelli's approach to the radiant heat and suggested that money go toward an upgrade in materials.
- Mr. Bobkowski asked if there would be an issue with reverse pressure on the doors because the hvac is located there and Mr. Stein responded that they will run the calculations and will make sure not to create a negative effect.
- Ms. Moriarty asked that S&P make sure the area is comfortable enough for the employee working there and Mr. Stein responded that there is a designated unit just for the security desk.
- **Discussion on Town Process and Timeline:**
 - Mr. Walko stated that we will be going to the BET in December and the RTM in January and we can begin to discuss the design with ARC and P&Z.
 - Mr. Walko asked if we are comfortable enough to begin to show this design to town agencies prior to it being finalized.
 - Mr. Contadino and Mr. Yeskey noted that ARC & P&Z are primarily looking at the outside of the building and Mr. Yeskey believes that we should start the process with P&Z and added that he has already started the conversation with them.
 - Ms. Cowie asked if we needed to change the Ed Specs and Ms. Downey responded that it will be part of the BOE approvals for the state approval once the committee is done with the work.
 - Mr. Contadino noted we still have work on the details before we go to ARC and Mr. Walko asked if we should go to P&Z first and then submit a more refined version to ARC later. Mr. Yeskey thinks that to keep the process going, we should bring it to P&Z as soon as possible.

Motion was made by Stephanie Cowie and seconded by Christina Downey to direct Silver Petrucelli to put together a package for P&Z on Concept 1A. The motion was approved. Ms. Galetta and Ms. Moriarty were absent for the vote.

The Motion Passed 7-0-0

- **Going Forward/Next Meeting:**
 - Ms. Downey asked Mr. Yeskey to give the committee the relevant meeting calendar dates.
 - Mr. Yeskey noted that the overall application process is down.

- Mr. Stein stated that they will get the application started with staff but suggested we meet again next week with a presentation of the interior and updates to the exterior.
- Mr. Mayo will meet with Mr. Stein to review the interior.
- Mr. Walko stated that we need all internal approvals before we go to state and we will be working with CSG.
- The committee will meet again on December 7th.

- **Motion on Outstanding Invoices:**

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve invoice 22-1136 from Silver Petrucelli for schematic redesign dated 10/01/22 in the amount of \$5,000. The motion was approved.

The Motion Passed 7-0-0

- **Approval of Minutes:**

Motion was made by Stephanie Cowie and seconded by Jake Allen to approve the minutes of the November 9th, 2022 meeting. The motion was approved.

The Motion Passed 7-0-0

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:16 am.

Submitted by Maureen Bonanno on December 5th, 2022