

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

DATE: March 15, 2023

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Maureen Bonanno-Secretary

Stephanie Cowie

Ashley Cole

Louis Contadino

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Tom Bobkowski (BOE - Central Office)

Ralph Mayo (GHS Principal)

Dan Watson (BOE- Central Office)

Lauren Rabin (Board of Selectmen)

Steven Swidler (BOE Staff)

Will Schwartz (DPW)

Others Present:

Matt Gallerani (Silver Petrucelli)

David Stein(Silver Petrucelli)

Brianna Bash (Silver Petrucelli)

Not Present:

Dennis Yeskey (P&Z)

Megan Galleta

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:00 a.m.
- **Project Update Including Review of the Cost Estimates:**
 - Mr. Walko stated that today we will discuss and vote on the construction drawings which include the cost structure; the project will then go to the BOE for a vote on March 16th along with a slight modification of the Ed Specs (to decrease the square footage). He continued, the construction drawings need to be signed off by the town, noting that the Tree Warden has already given sign off. If the BOE approves, we will go to the state on the 22nd for approval. Mr. Walko stated that once the state approves the project, we would be able to go out to bid

in early April, and assuming at least 30 days, the awarding of contract could be in mid-May, which would get us to a start date of mid-June.

- Mr. Stein noted that a majority of drawings and the specifications are similar to what we approved before. Mr. Stein reviewed the summary of the cost estimates and noted that there is a 20 page backup for this report for the state review.
- Mr. Stein stated we are bidding at real time at about \$2,300 square foot project compared with about \$1,000 per square foot on the first go around.
- Mr. Stein stated that they will try to get more bids this time and is hoping for 5-6 contractors, including the two that were interested before.
- Mr. Stein noted that there is minimal demolition work, the foundation work is proportional to what it was before, the steel and metal was changed from wood to steel superstructure, the roofing pricing has decreased from \$50/sq ft to \$35/sq ft which is reflected in the estimate. Mr. Stein continued, with the window system and glazing, they have seen numbers range from low to high, but they are working with what they saw before, around \$600-\$700/sq ft and the number does not include the corridor curtain wall, which is built in as an add alternate. Mr. Stein stated that they are trying to keep the finishes simple; the millwork of the 2 desks is about \$75K. Fire protection and plumbing numbers are consistent with before, as well as the communication and security. Mr. Stein noted that the HVAC was significantly simplified, so those costs are reduced. This brings us to about \$2.6MM and expect the bids to come in around that number.
- Mr. Stein noted the budget allocated in March of 2020 was for \$250K for Architectural and Engineering fees. With the additional funding of \$500K we are at \$3.5MM .
- Regarding the add alternates, Mr. Stein noted that the radiant flooring was eliminated since it is no longer needed as the vestibule is now considered a transient space, but they have kept the corridor wall and site amenities which includes the green wall and the benches.
- Mr. Stein noted that all of the landscaping is included in the Site number.

● **Discussion on the Cost Estimate:**

- Ms. Bonanno asked whether the window near the bench on the far side of the corridor was included and Mr. Stein confirmed that it was.
- Ms. Downey asked for clarification on the add alternates and the additional funding for soft costs in the detailed cost estimate. Mr. Stein responded that he will make clarifications regarding the add alternates, which most are now included in the site amenities line, including landscaping, and he will also make that clarification regarding the soft costs.
- Ms. Cowie asked about the greenwall and benches and Mr. Stein clarified that those are still included as an add alternate but the landscaping is now part of the project cost, required by P&Z, and not an add alternate.
- Ms. Cowie also asked what the state reimbursement is and Mr. Stein responded that the rate, minus any ineligible items, is 20% reimbursement. Those funds cannot be used toward add alternates.

- Ms. Cowie asked if there would be any trees removed and Mr. Walko responded that there will be no trees to be removed.
- Ms. Cole asked about PTA money, Mr. Walko any funding sources come in later, noting that we have received \$30,000 from the PTA that will go toward items in add alternate 2.
- Mr. Walko stated that we also need to hire an Owner's Rep.
- Mr. Walko reviewed the numbers, noting that the estimate for construction is \$2.56M (excluding contingency), the architectural/engineering costs are \$268K to date and does not include reimbursables which are minimal.
- Ms. Moriarty noted that we do not know what the CSG costs are yet, but he committee voted on \$40K for CSG a year ago.
- The committee discussed whether the contingency should be 10% or 20%. Mr. Allen responded that given the soil work completed he is ok with a 10% contingency..
- Mr. Walko stated that brings the total to approximately \$3.1M. Ms. Moriarty noted that the committee had estimated \$137,000 for the Owner's Rep.
- Mr. Allen asked if the number for special testing was included in the line for General Conditions and Mr. Stein confirmed that it was and would be around \$10K.
- Mr. Walko concluded, if the cost for the Owner's Rep is included, we get to \$3.27M which includes the 10% contingency while our budget is \$3.5M. He added that if the bids are higher, we would need to cut out things like Owner's Rep, and/or the contingency.
- **Discussion on Add Alternates:**
 - Ms. Bobkowski asked if there was a decision on the safety glass at the security desk and Mr. Stein stated that it was designed to be added later if there was a decision by the BOE to do so. Mr. Bobkowski stated that he would put glass there and the committee discussed adding the security glass as an add alternate.
 - Mr. Bobkowski noted that he is submitting to the CT State Safety and Security Grant a proposal to put filming on the corridor glass that is not part of this project.
 - Mr. Contadino noted his concern with the look of the glass at the security desk and asked Mr. Stein what is industry standard. Mr. Stein responded it is mixed.
 - Ms. Bonanno suggested the protection of the glass in the front side of the corridor be added to the state grant proposal to eliminate it as an add alternate.
 - Ms. Bonanno asked about the prioritization of the add alternates and Mr. Stein and Mr. Walko responded that the intent is to go in order.
 - Ms. Cole asked if we could see visuals of the glass at the security desk. Mr. Stein responded there are visuals in the older renderings.
 - Ms. Downey asked whether Mr. Stein was in touch with Mr. Watson regarding the HVAC for the glass corridor and Mr. Stein responded that Mr. Watson hired a different firm and is doing it as a different project.

- **Motion to Approve the Security Glass as an Add Alternate:**

Motion was made by Leslie Moriarty and seconded by Stephanie Cowie to include the safety glass at the security desk as an add alternate. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Discussion on the Motion to Approve the Security Glass as an Add Alternate:**

- Ms. Moriarty stated that, although this needs to be a discussion between the BOE and Mr. Bobkowski, it would be best to get the cost information now. She added, there is not enough in the budget to do all of the add alternates.
- Mr. Contadino asked regarding the timeline, can S&P come up with something for the security glass and Mr. Stein responded that they will do a specification item and not a design.
- Mr. Walko agrees it's a good idea to add in the glass. He will flag it with the BOE.
- Mr. Stein noted the desk itself wouldn't be fortified, it would be just the glass above.

- **Motion to place the Security Glass as Add Alternate #2:**

Motion was made by Leslie Moriarty and seconded by Stephanie Cowie to place the add alternate for the security glass as add alternate #2. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Discussion on the Motion to place the Security Glass as Add Alternate #2:**

- Ms. Bonanno asked if the add alternate for the green wall and the benches could be funded by a 3rd party and Mr. Walko confirmed that it could.
- Ms. Moriarty suggested that the glass corridor in the front also be added to the State grant proposal Mr. Bobkowski is submitting and asked about the timing of the grant application. Mr. Bobkowski responded that the application needs to be in by April 23rd and there is no date yet for award.
- Ms. Moriarty then stated there needs to be further discussion on the strategy for the state grant request and we should include more elements in the application, including the glazing for the front corridor and the glass at the security desk.

- **Review of Construction Drawings:**

- Mr. Stein reviewed the interior renderings, pointing out that they made some changes to the flooring to lighten it up. He also noted the elimination of the soffit in the office area and that existing flooring will be removed and replaced.
- Ms. Cole appreciated the changes made to the design and asked about lighting, and if it could be improved. Mr. Stein responded that it was a budget constraint.
- Mr. Contadino likes the combination of the gray coloring for the flooring and would like to see more of it. He also noted his concern over the chairs and asked if we should consider a chair rail to prevent maintenance issues.
- Ms. Moriarty asked for confirmation that the staff approved the height of the counter and whether the red wall was too much. Mr. Mayo responded that the staff is comfortable with the desk design and likes the red.
- Ms. Cole likes the red wall, and asked about the ceiling. Mr. Stein said they are acoustical ceiling tiles, given the budget and the infrastructure above.

- Ms. Downey asked if the PTA could help out with the furnishings or whether they could be reimbursable items, noting there is the bench in the vestibule, the bench or chairs in the main office and chairs at the security desk. Mr. Walko suggested that there should be a budget line for these items and will be included in #10 under specialties.
- Mr. Walko expressed his concern over the storing of the pavers and Mr. Stein responded that it is part of the bid documents and part of the scope of the work.
- Mr. Walko asked if there is a power door from the vestibule to the main office and Mr. Gallerini responded that it was added.
- Ms. Downey and Mr. Contadino both thought that the \$5k for furniture was too low and the amount was increased to \$10K, but it was noted that this could be another potential funding opportunity for the PTA or another outside source.
- Mr. Walko asked about the tv monitor placement in the office and Mr. Stein responded that it can be moved.
- Mr. Contadino mentioned the outside, right corner in the vestibule, noting that in the prior design, the 2 walls met in a V shape versus a box and asked whether it was incorporated this way in the current design. Mr. Stein confirmed that it was.

- **Motion to Approve Construction Drawings:**

Motion was made by Leslie Moriarty and seconded by Jake Allen to approve the construction drawings. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Discussion on the RTM Report:**

- Ms. Downey asked for clarification on the funding amount and Ms. Moriarty noted that was a reflection of what was actually spent through January.

- **Motion to Approve the RTM Report:**

Motion was made by Leslie Moriarty and seconded by Christina Downey to approve the RTM Report. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Motion to Go Out to Bid For the General Contractor and For the Owners Rep:**

Motion was made by Jake Allen and seconded by Leslie Moriarty to go out to bid for a General Contractor and for an Owner's Rep, contingent upon the necessary approvals and consistent with the prior requests for bids. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Discussion on the Motion:**

- Ms. Moriarty clarified that it is for a part time Owner's Rep. Consistent with the prior request for bids.

- **Timing and Next Steps:**

- Mr. Walko stated that the next meeting should be in mid to late May.

- Ms. Cowie asked for estimates for the monitor and the furniture for the PTA to review.

- **Motion to Approve Meeting Minutes:**

Motion was made by Leslie Moriarty and seconded by Stephanie Cowie to approve the March 8th meeting minutes. The motion was approved. *The Motion Passed 8-0-0* Ms. Galetta was absent for the vote.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:38 am

Submitted by Maureen Bonanno on March 25th, 2023