

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

DATE: June 14, 2023

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Maureen Bonanno-Secretary

Christina Downey (BOE)

Ashley Cole

Stephanie Cowie

Louis Contadino

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Tom Bobkowski (BOE - Central Office)

Ralph Mayo (GHS Principal)

Dan Watson (BOE- Central Office)

Dennis Yeskey (P&Z)

Will Schwartz (DPW)

Others Present:

David Stein(Silver Petrucelli)

Evan Burchell (Wernert)

Not Present:

Megan Galleta

Steven Swidler (BOE Staff)

Lauren Rabin (Board of Selectmen)

● Call to Order and Update on Bid:

- Meeting was called to order by Mr. Walko at 8:00 a.m.
- Mr. Walko stated that since the last meeting, Mr. Stein, Mr. Allen and Mr. Contadino spoke with Wernert to see if they were a qualified bidder. Mr. Walko noted that we need to select the lowest bid and then the lowest qualified bid.
- Mr. Stein has worked with both bidders and has had positive experiences with both and he stated that they met with the team yesterday and reviewed the bid submission and asked if there were any concerns or any ambiguities in the plans and there were none from Wernert.
- Mr. Stein stated that the one item that still needs to be flushed out is the temporary egress/entryway but their staff is ready to go on the project and based on the timeline of 400 days, the project will be completed by the fall of next year.

- Mr. Stein noted that they don't foresee any lead times with exception of glazing, but given the timeline, this should not be a problem.
- Mr. Stein stated that Wernert included the correct allowance for any contaminated soil.
- Mr. Stein spoke to Werner regarding working with and without an Owner's Rep and they responded that they are comfortable either way.
- Mr. Stein then formally made a recommendation to go forward with Wernert.
- Mr. Walko noted that since the last meeting, he sent a letter to the BET, RTM and BOE and he noted that the BET responded positively.
- Mr. Walko had a conversation with the law department regarding the contract.
- **Discussion on General Contractor Bid and Process:**
 - Ms. Downey asked if the contract process could be expedited and Mr. Walko responded that he was reaching out to purchasing and will get it moving along as soon as possible.
 - Ms. Downey noted that there has not been opposition raised by the BOE on the memo sent by Mr. Walko.
 - Ms. Moriarty noted that the BET did not have a discussion publicly on the memo.
 - Ms. Moriarty noted that the decision on the GC is within the realm of the building committee's and the vote on the GC today can be subject to the BOE discussion tonight.
 - Mr. Allen indicated that there may be additional costs in creating the temporary egress and suggested that they get a cost for that as soon as possible.
 - Mr. Contadino expressed his concern over starting the project with a potential change order or additional costs to address the egress issue during the discussion with the architects and Mr. Walko agreed with Mr. Contadino.
- **Motion to Approve and Award the Bid to Wernert:**

Motion was made by Jake Allen and seconded by Ms. Moriarty to approve the awarding of the bid to Wernert subject to the BOE discussion and a majority of the members indicating discomfort. The motion was approved. The Motion Passed 8-0-0 Ms. Galetta was absent for the vote.

- **Discussion on Owner's Rep:**
 - Mr. Walko asked if there was a motion to approve the Owner's Rep now, or should we hold off and Ms. Downey suggested that we hold off for now and not spend the money now during the contract process and Mr. Allen agreed. Mr. Walko noted that we have time before the RFP expires.
 - Ms. Moriarty asked what the best time to hire an Owner's Rep was and Mr. Allen suggested it would be during the actual building process.
 - Mr. Allen asked if there was a letter of intent for Wernert to get started and Mr. Schwartz suggested the permit process should get started right away because the process could take 2-3 weeks.
- **Timing and Next Steps:**
 - Ms. Moriarty noted that there are no invoices to approve today.
 - Mr. Walko stated the next meeting would be in 2-3 weeks when he has a better understanding of the timing on the contract.

- **Motion to Approve Meeting Minutes:**

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve the June 7th meeting minutes. The motion was approved. *The Motion Passed 6-0-2* Ms. Bonanno and Ms. Downey abstained. Ms. Galetta was absent for the vote.

- **Adjourn:**

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

Submitted by Maureen Bonanno on June 26th, 2023