

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

DATE: July 26, 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

Leslie Moriarty (BET)

Ex-Officio Members Present:

Tom Bobkowski (BOE - Central Office)

Craig Amundson (RTM)

Will Schwartz (DPW)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Dan Watson (BOE- Central Office)

Others Present:

David Stein (Silver Petrucelli)

Max Wernert (Wernert)

Mike Lampel (Wernert)

Angelo Gialanella (Wernert)

Not Present:

Christina Downey (BOE)

Lauren Rabin (Board of Selectmen)

Dennis Yeskey (P&Z)

Megan Galleta

Ashley Cole

Louis Contadino

- **Call to Order and Project Update:**

- Meeting was called to order by Mr. Walko at 8:11 a.m.
- Mr. Walko stated there were issues with the egress doors in the front corridor and asked Mr. Stein to give an update. Mr. Stein explained that the construction plans which were reviewed by P&Z included 2 sets of egress doors in the corridor; The building department has requested that they analyze the egress doors in a different way and asked them to add up all of the doors around the perimeter and run a calculation. Mr. Stein stated he needs to work with administration to get the number of doors to give to the building department.

- Mr. Stein stated that they will repurpose the existing doors.
- Ms. Moriarty asked if the plans with the number of doors was readily available and Mr. Bobrowski responded that he has the plans that include all of the doors in the building and he will share that plan with Wernert and S/P.
- Mr. Walko asked what the timing to resolve this issue was and Mr. Stein responded either today or tomorrow.
- Mr. Walko then asked if there would be any change order regarding the doors and Mr. Lambert said yes, there would be a change order related to the doors. Mr. Walko asked for an explanation and Mr. Lambert responded that the plans were very vague regarding the egress doors and during the bid process the allowance was originally at \$8K but now there will be additional costs but they do not have a cost estimate yet. Mr. Stein noted that all of the information was there and the design intent was to create an egress pathway.
- Mr. Walko emphasized that not all of these decisions and issues fall on the owner's responsibility.

- **Discussion on Timing:**

- Mr. Walko asked about timing and Mr. Lambert responded that the fencing is set to be installed tomorrow. He noted that there will be a 24 foot wide gate in front of the driveway which won't be closed until the egress doors are installed. He also stated that it is time to start discussing the relocation of the main entrance to the building.
- Ms. Moriarty noted that there was supposed to be a meeting with Wernert and the high school staff meeting to discuss all temporary measures that need to be in place prior to the start of school.
- Mr. Mayo discussed moving the entrance to a different location but noted that they can't bring anyone in the back due to ongoing soil remediation. Ms. Moriarty clarified that this is just a temporary relocation of the main entrance for during the summer, not for the students when school starts. Mr. Mayo noted they have a firm plan for the start of school, but do not have a plan for visitors prior to school start and could direct people to the Science Wing. Ms. Cowie suggested they direct visitors to the door behind the office depending on where the fence begins and Mr. Lambert responded that the fence doesn't block off that side entranceway. Mr. Mayo agreed that visitors would be able to come into that side door behind the office.
- Mr. Walko stated that the next meeting will be at the high school in Mr. Mayo's office.
- Mr. Walko asked when the building permit would be in hand and Mr. Lambert responded that they will check with the building department today. Mr. Walko clarified that we had the building permit, but it just needed to be amended and Mr. Schwartz stated that someone just needs to come to do that. Wernert stated that they will do that today.
- Mr. Walko asked once the permit is in hand, what is the timeline for the project and Mr. Lambert responded that the temporary entrance will be done before the start of school. They will work on a project schedule and will get it out prior to next Wednesday's meeting.
- Mr. Mayo asked when the break through to the Vice Principal's office would be and they responded in January to the main office but likely September they will be breaking through to the two offices closest to the desk area, which includes the Vice Principal's office.

- **Owner's Rep Discussion;**

- Mr. Lambert stated that we need all of the controlled inspections on the project which includes all of the testing for the steel and the steel under footings including soil compaction, concrete and steel. Mr. Walko asked if traditionally an Owner's Rep coordinates these and Mr. Stein responded that they just need to be independent of the contractors.
- Mr. Walko stated that we had received two bids for the Owner's Rep and we would need to retain one for this purpose noting that one bidder was significantly higher.
- Mr. Allen responded they can contract them directly and BOE purchasing may have someone that they can use. Mr. Allen noted that we just need to get the proposal for unit pricing and send the scope to them.
- Mr. Stein stated that we do not have to go back out to bid as long as they are state contractors.
- Ms. Moriarty noted that someone would need to call in the scheduling and Mr. Allen noted that Wernert would call out the scheduling once they are ready for the inspections.
- Mr. Stein will send out the scope of the project (SSI), and Mr. Walko will confirm with purchasing.
- Mr. Walko noted that if there are 2 vendors, we will vote at the next meeting and we still need to have a discussion on the Owner's Rep.

- **Motion to Approve Invoices:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the invoice # 23-665 in the amount of \$1,067.20. The motion was approved. *The Motion Passed 5-0-0* Mr. Contadino, Ms. Downey, Ms. Cole and Ms. Galetta were absent for the vote.

- **Motion to Approve Meeting Minutes:**

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the June 28th meeting minutes. The motion was approved. *The Motion Passed 5-0-0* Mr. Contadino, Ms. Downey, Ms. Cole and Ms. Galetta were absent for the vote.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:53am

Submitted by Maureen Bonanno on August 1st, 2023