

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

DATE: August 2, 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

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)

● Call to Order and Project Update:

- Meeting was called to order by Mr. Walko at 8:00 a.m.
- Mr. Walko stated that Building Committee Member Megan Galetta has resigned from the committee and he has reached out to the First Selectmen's office regarding her replacement.
- Mr. Walko asked for an update on the building permit and Mr. Lambert responded that the permit has been issued and is available to be picked up.
- Mr. Mayo noted reviewed the fence line with Mr. Lambert and will send out a letter to the parents regarding entrance to the school.

- Mr. Mayo clarified the drop off process will still be in the back of the school for cars and students getting off the buses will walk to the science wing entrance or up the hill directly into the student center.
- Mr. Lambert confirmed that the fence will be installed on Friday.
- **Discussion on Egress Doors and Change Order Request:**
 - Mr. Stein gave an update on the egress doors, noting the original plans contemplated 2 sets of double doors adjacent to the doors exiting off the MISA wing. He continued, their plan demonstrated that 562 students could exit out these double doors and there would be an accessible pathway that would connect to these doors. As part of the building department review, the building officials mandated relocating all 4 sets of doors. At the field visit, S&P pointed out that it would be very difficult to relocate all of the doors and they would also be too close to the construction line. Mr. Stein emphasized that these are temporary doors and not intended for daily purpose, only in case of an emergency. The building officials acknowledged that would be problematic and asked them to analyze the entire building in a different way and they determined that the entire building has a much larger egress capacity than the population of people in the building. S&P then presented a plan which satisfied the concerns of the officials and they issued a permit so now the original scope of work remains as planned and can be implemented. The original scope shows two temporary sets of doors to be placed in the location shown on the plan with an accessible exitway at that point so the curb needs to be cut out. He noted the doors will need temporary exit signs up until the end of the project.
 - Mr. Walko then asked for clarification on the \$40K change order submitted by Wernert.
 - Mr. Walko explained the complications with going back to the RTM and BET regarding increasing the budget and expressed his concern with this change order right at the beginning of the project.
 - Mr. Lambert explained that although the documents state 2 sets of doors, they did not address the curb with hot water radiators running in front as well as the need for electrical signs and emergency egress lighting. Their bid included 2 sets of doors to sit on top of the curb with a ramp for ADA compliance and they bid exactly what was on the drawings and during the scope out meeting they noted that they were only including basic egress doors without the additional work or scope.
 - Mr. Allen asked about additional \$18K for glazing which should be the temporary doors already in the bid and Mr. Lambert responded, in order to reuse the existing doors, it would involve taking out the steel mullions. Mr. Allen then asked about using what was in the bid which were 2 sets of hollow, metal doors and if was less expensive at this point. Mr. Lambert responded that timing could be an issue and noted there was an RFI sent out July 7th.
 - Mr. Walko noted that at the site meeting, the conditionals were visible.
 - Mr. Allen stressed the need to review this change order to reduce the cost.
 - Mr. Stein noted that the stair proposed was not on the plans which only called for an accessible pathway at the door and putting stairs there would be problematic.
 - Mr. Walko stated that at this point, we need to find a solution to move forward.
 - Mr. Walko asked for clarification on what was included in the \$8K that was in the bid for a temporary egress. Mr. Lambert responded that the building department required them to make it ADA compliant.

- Mr. Allen asked if the ramp could go across the corridor instead and Mr. Lambert responded that it would not work there because there are too many steps and a ramp would be too long.
- Mr. Walko asked about the curb that the glass sits on and how they originally anticipated getting over it and Mr. Lambert responded that they had planned to put a couple of steps on the inside and a couple on the outside and were not told that they needed anything different.
- Mr. Lambert said that the drawings just say that the gravel path needs to be accessible and there were no other specifics in the plan, so they based their bid on the minimum amount needed to get them there, and since they raised the issue at the scope review that they were not ADA compliant, they did not think it was an issue.
- Ms. Moriarty asked what was included in the RFI submitted on July 7th and Mr. Stein responded it referred to the type of door required but they could not answer it until they resolved the issue with the Building Department.
- Mr. Allen then asked if we can answer the RFI and if they can use hollow metal doors what's the minimum required by code.
- It was noted by Mr. Walko, that stairs inside the corridor will not work and he asked if the electrical work was related to the egress lighting. Mr. Stein noted that was not included in the plans and they did not anticipate lighting down the hallway but did include exit signs at a new temp door.
- Mr. Contadino noted that there could have been a generic note regarding the egress lighting at the doors and Wernert is not expected to know the code.
- Mr. Walko suggested that S&P and Wernert meet with building officials, keeping in mind that we first and foremost need to focus on safety, but somehow work to try to reduce the cost of the change order amount.
- Ms. Moriarty asked about the revised calculation for egress doors would we be able to show that we don't need any additional egress doors and Mr. Stein responded that there is the familiarity aspect to code and the students already know those doors as a way.
- **Discussion on Timing:**
 - Mr. Walko stated that if there is a resolution to this, we would meet earlier than next week.
 - Mr. Wernet asked about the logistics plan, and if the committee was on board with that, and Mr. Walko responded that he doesn't believe that is not something that the committee should get involved with, only if there is something to vote on. Mr. Walko, stated that all of the submittals will go to S&P for review and Mr. Walko will be copied.
 - Ms. Moriarty brought up project oversight and how much the committee should be involved and should be informed about and Mr. Allen stated that submittals and RFI's should go through S&P and they would provide us with a log.
 - Mr. Lambert asked about weekly construction meetings and Mr. Walko suggested that those meetings are held separately and those meeting minutes will be sent to the Building Committee.
- **Owner's Rep Discussion;**
 - Mr. Walko asked about testing and since that needs to be independent of Wernert and S&P, the most efficient way to handle this is through an Owner's Rep, however if we have testing on the state contract we can go directly through them.

- Mr. Walko asked when the first testing would be and Mr. Wernert and Mr. Lambert responded this would be in 6-8 weeks, sometime in October, after demo state.
- Ms. Moriarty asked if an Owner's Rep would facilitate the work that needs to get done in the next month or so and Mr. Wernert said it would not and suggested that it is more important during true construction.
- Mr. Watson will confirm with Mr. Watts of BOE Purchasing whether the organizations under state contract can oversee the testing..
- Mr. Walko asked the committee to review the schedule submitted and would like to discuss timing in more detail at the next committee meeting.

- **Motion to Approve Invoices:**

Motions were made by Ms. Cole and seconded by Mr. Allen to approve the invoices #23-159 in the amount of \$17,100 and invoice #23-375 in the amount of \$684 The motion was approved. *The Motion Passed 7-0-0* Ms. Downey was absent for the vote.

- **Motion to Approve Meeting Minutes:**

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the July 26th meeting minutes. The motion was approved. *The Motion Passed 7-0-0* Ms. Downey was absent for the vote.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:14am

Submitted by Maureen Bonanno on August 7th, 2023