

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

DATE: August 16, 2023

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen - Vice Chairman

Maureen Bonanno-Secretary

Ashley Cole

Stephanie Cowie

Louis Contadino

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Tom Bobkowski (BOE - Central Office)

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Lauren Rabin (Board of Selectmen)

Dan Watson (BOE- Central Office)

Others Present:

Max Wernert (Wernert)

David Stein (Silver Petrucelli)

Not Present:

Dennis Yeskey (P&Z)

Will Schwartz (DPW)

• Call to Order and Project Update:

- Meeting was called to order by Mr. Walko at 8:00 a.m.
- Mr. Walko asked Wernert to give an update on the construction.
- Mr. Wernert responded the temporary doors are installed, working on grading out the walkway to the sidewalk, some selective removals have been accomplished, the temporary wall dividing the school areas from the work areas is almost completed and they are coordinating with the school facilities on the sprinkler system to safe-off some of the heads in the area and they are beginning the layout for selective demolition.
- Mr. Walko asked for a PDF of the timeline so the committee can review monthly and Mr. Wernert responded they have some documents they can share.
- Mr. Walko asked in terms of purchasing are there any lead time difficulties or anything we should be aware of and Mr. Wernert responded that they have no reporting of anything out of

the ordinary. He added that the four RFI's were answered and the glazing system is underway, and they are working with Greenwich Electric on the emergency exit signs and lights in for the egress doors and also, some data and security items for the movable security desk that's going to be located at the science wing doors.

- Mr. Walko asked about the timing for placing orders for glazing and Mr. Wernert responded the vendors are working on shop drawings which will run about 6 weeks which is hitting projections.
- Mr. Watson asked who they are coordinating with at the high school and Mr. Wernert responded that he sent an email to get the appropriate person, and believes right now it is the head custodian. Mr. Watson, responded that as far as the sprinkler system, that is a bigger issue and they need to work with Mr. Watson to establish a chain of command. Mr. Watson noted that there is a cost associated with this and Mr. Watson will reach out to the vendor.

- **Owners Rep Discussion:**

- Mr. Walko stated that in early June, we received two submissions regarding Owners Rep, one from Construction Solutions Group and one from Collier's Project Leaders USA,LLC. At the time, we asked for hourly rates and Collier's hourly rates were as follows: Principal, \$265; Project Monitor, \$224; State Regulatory Specialist \$224; and administrative support \$148. The hourly rates for CSG were: Principal in charge \$225 ; Project Monitor \$155; State Regulatory specialist \$155, and Administrative Support of \$80. In summary, CSG is \$40 less an hour for the Principal, \$70 less for Project Monitor and State Regulatory Specialist and \$68 for Admin Support.
- Mr. Walko stated that we need to make a decision by the end of the month since we responses are good for 90 days
- Mr. Allen, asked if CSG is still interested and Mr. Walko responded that they filed on June 12, and is unaware of any changes.
- Mr. Watson stated that the town has 2 project managers currently on contract and one is CSG.
- Ms. Bonanno asked if there was something we should be aware of something with CSG and Mr. Walko responded that there was an abrupt departure of the CSG person working with the town but Ms. Downey noted that was subsequent to the bids.
- Mr Walko noted that he will have Eugene follow up with both companies.
- Ms. Cowie noted that CSG is currently the Owner's Rep for the CMS project and they are working with the new contact person and there are no issues.
- Ms. Moriarty noted that we should think ahead on how we will manage and give instruction on the amount of time and number of hours and Mr. Walko agreed that we need to define the scope and hours for the Owner's Rep. Mr. Walko clarified that given the scope of the project and considering that we don't have the budget for someone there day to day, but we do need someone to address the communications between all parties so it doesn't lead to delays.

- **Silver Petrucelli Update:**

- Mr. Walko asked for an update from Mr. Stein and Mr. Stein responded that Mr. Wernert summarized where we were and there were no issues on their side. His structural engineers are waiting for the draft drawings on the steel and they will turn that around quickly once they receive them and the same with the glazing and curtain walls.
- Mr. Stein continued, they will work on schedule, with Wernert for the next meeting.

- Mr. Walko confirmed with Mr. Mayo that the coordination on the administration side is going well.
- Mr. Walko gave an update on the outdoor furniture. He noted that there is \$30K in PTA funds but at this time there are no additional funds, but Ms. Cowie is working with them to see if they could donate more. Based on estimates from Mr. Stein, Mr. Walko stated that the table seating totals \$22K and the estimate for all of the benches is \$91K. He added that there may be some opportunities for additional funding from other groups. .
- Mr. Stein noted that if there are benches forthcoming in the future, there may need to be some ground prep so they would need to coordinate that ahead of time.
- Mr. Walko asked Mr. Stein for the allocation for the \$30K and what it doesn't pay for so the committee can sign off on that to make sure everybody's aligned with the priorities that were given and what we are giving up and if there are other opportunities, then we could specifically go out and seek those opportunities for specific items. Mr. Stein responded that could be settled by the end of September.
- Ms. Cowie asked for explanation on the linear foot cost and Mr. Stein responded that was the list price direct from the vendor and we can get more details on that pricing.
- Ms. Moriarty asked if the concrete structures are being reused and is that something the PTA/school would want to reuse and Mr. Stein responded that the intent was that those would be removed and given back to the district and added that the design of those structures does not fit in with the final design layout.
- **Motion to Approve Invoices:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the Silver Petrucelli Invoice 23912 in the amount of \$1,600.80. The motion was approved. *The Motion Passed 8-0-0.*

- **Discussion on Timing:**
 - Mr. Walko suggested that the next meeting will be on August 30th, in person at the GHS Media Center to vote on the Owner's Rep as well as the scope of the Owner's Rep and to review the construction timeline.
 - Mr. Wernert, Mr. Walko and Mr. Stein will discuss which documents should be sent to the committee prior to the committee meetings.
- **Motion to Approve Meeting Minutes:**

Motion was made by Ms. Moriarty and seconded by Ms. Downey to approve the August 9th meeting minutes. The motion was approved. *The Motion Passed 8-0-0.*

- **Adjourn:**
 - The meeting was adjourned by Mr. Walko at 8:48 am

Submitted by Maureen Bonanno on August 29th, 2023