

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

DATE: October 11, 2023

LOCATION: GHS and Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen - Vice Chairman

Maureen Bonanno-Secretary

Ashley Cole

Louis Contadino

Christina Downey (BOE)

Stephanie Cowie

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Lauren Rabin (Board of Selectmen)

Dan Watson (BOE- Central Office)

Others Present:

David Stein (Silver Petrucelli)

Mike Lampel (Wernert)

Bob Washburn (Silver Petrucelli)

Randy Feda (Wernert)

Jim Giuliano (CSG)

Ashley Turner

Not Present:

Dennis Yeskey (P&Z)

Will Schwartz (DPW)

Tom Bobkowski (BOE - Central Office)

- **Call to Order:**

- Meeting was called to order by Mr. Walko at 8:00 a.m.

- **Project Update:**

- Mr. Lampel stated that the footings this poured were misaligned, a result of the error on the part of the concrete masons and the surveyor, so Wernert decided that the best course of action was to rip them out and re-pour the footings which is happening now so this has set the project back a few days but will not impact the schedule for the project.

- Mr. Walko asked about the flagpole and Mr. Washburn responded that it will be poured when the foundation walls are poured.
- Ms. Moriarty asked who bears the cost of this mistake and Mr. Lampel responded that the concrete contractor will bear the cost and there is no additional cost to the project.
- Mr. Walko asked for an update from the architect and Mr. Washburn responded that there are no open RFI's or submittals and they are working closely with Wernert.
- Mr. Walko asked about material ordering and Mr. Lampel responded that all of the steel shop drawings are approved, the materials are in hand and as soon as the footings are poured they will take final field measurements and fabricate which should not take long. Mr. Lampel continued, all of the bullet and blast resistant glazing and framing are all approved and the lead time is 8-12 weeks which falls in line with the schedule.
- Mr. Walko asked if we can pre-order anything else even if there may be a storage issue. Mr. Lampel responded that the large pile of dirt will leave shortly, however the site is still tight so storing on site is not a possibility. He continued, the long lead items are the glass, the aluminum frames for the glass, doors and hardware but the glass cannot be ordered until field measurements are done, once the frames are in. Mr. Lampel noted that some of the specialty items, such as bike racks, are being ordered now and they are ordering everything they can as soon as they can.
- Mr. Contadino asked if there was a spot to store the racks safely and Mr. Lampel responded they could be stored at their shop. Mr. Contadino asked about other items such as lighting and flooring and Mr. Lampel responded that all of the light fixtures have been released, and regarding finishes, those need to be finalized.
- Mr. Walko asked about the HVAC and providing air in the glass corridor and Mr. Mayo responded that the district is currently installing the HVAC and are coordinating with Wernert.
- **Owners Rep Update:**
 - Mr. Walko then introduced Mr. Giuliano from CSG who will assist us with communication as well as the state reimbursement. Mr. Walko has asked Mr. Giuliano to help us with the scope given we have a "not to exceed amount" and he will attend one committee meeting per month.
 - Mr. Giuliano noted that he would like to initially understand the financials to see if we can do a draw down from the state for the design. He also will review the schedule along with the financials to determine draw downs from the state, which is typically about 2 months and could be longer.
- **Landscaping Update:**
 - Mr. Walko stated that we currently have \$30K for the hardscape for landscaping and we are considering a brick fundraising campaign.
 - Ms. Cowie stated that she is waiting for a response from the Co-Presidents at GHS and she also spoke with Todd regarding the fabrication of the bricks and to map out a budget.
 - Ms. Cowie noted that she met with Ms. Bonanno and Ms. Downey and they discussed timing, number of bricks to sell as well as pricing and we hope to begin promoting the sale of the bricks in November to current GHS parents, alumni and then feeder schools.
 - Ms. Cowie stated that we are at about a \$90k deficit which we would need to cover. Ms. Downey added that we would work with Mr. Stein on the design to see how many bricks are needed.

- Mr. Lampel asked about using the funds for the benches, those should be ordered and Mr. Walko responded that we can order up to \$30K, the funding that we currently have and we should confirm the priority items.
- Mr. Stein stated that we are close to knowing how much we are or are not encumbering relating to the allowances and there may be funds that come back to the project and we may want to get an update from Wernert on the amount. Mr. Walko responded that there may be change orders coming and we may need those funds.
- Mr. Lampel noted that they have been speaking with the groups doing the other soil remediation projects around the school and they can take the soil from our project and use it so we will not need to have it hauled away which should save us money. He added, we have \$60K of allowances, \$10K for unsuitable soil conditions and \$50K to handle the polluted fill; there is a pending change order that will use up about \$10K of that allowance and he estimates we will use about half of the \$50K. He recommended we hold back \$30K for unforeseen conditions.
- Mr. Contadino asked when the bricks need to be on site and Mr. Lampel responded that it depends on the design, if they are in a new area it would need to be done at that time, but if we are using the existing, it could be done anytime and the installation of the bricks will be one of the last things.
- **Timeline Update:**
 - Mr. Lampel noted that they are running about one week ahead of schedule.
 - Mr. Walko noted that the RTM report is due quarterly.
- **Motion to Approve Invoices:**

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the Silver Petrucelli Invoice #23-1179 in the amount of \$2,668.00 for construction administration. The motion was approved. *The Motion Passed 8-0-0.*

- Mr. Walko noted that we are fully paid on the schematic design, the construction documents, the bid phase, the total budget for the construction administration is \$53K and this brings it up to a little over \$10K. We are fully billed on the art/design revisions, landscape architect design, soil characterizations, schematic redesign, and construction document redesign so this is the only line item still open.
- **Motion to Approve Meeting Minutes:**

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the September 13th and September 27h meeting minutes. The motion was approved. *The Motion Passed 8-0-0.*

- **Adjourn:**
 - The meeting was adjourned by Mr. Walko at 8:37 am
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- Submitted by Maureen Bonanno on October 23th, 2023