

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

DATE: November 8, 2023

LOCATION: GHS and Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen - Vice Chairman

Louis Contadino

Christina Downey (BOE)

Stephanie Cowie

Leslie Moriarty (BET)

Ashley Cole

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Steven Swidler (BOE Staff)

Dan Watson (BOE- Central Office)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Tom Bobkowski (BOE - Central Office)

Others Present:

David Stein (Silver Petrucelli)

Mike Lampel (Wernert)

Bob Washburn (Silver Petrucelli)

Jim Giuliano (CSG)

Randy Feda (Wernert)

Not Present:

Dennis Yeskey (P&Z)

Maureen Bonanno-Secretary

- **Call to Order:**

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

- **Project Update:**

- Mr. Walko asked about timing of the field reports from Silver Petrucelli and Mr. Washburn noted he does the field reports a few days after he is on site, which is every other week and he then will issue the field report. He will send one after the meeting today
- Mr. Lampel noted the 2 week timeline will be sent ahead of the meeting,
- Mr. Lampel noted that they are approximately 3 weeks ahead of schedule; the concrete slab is being poured today; they will then backfill around the foundation and then turn their attention

towards structural steel. He added, the steel fabricator has all the materials and has taken all field measurements, and steel should be on site in the next few weeks.

- Mr. Lampel stated that they have the decorative timbers for the columns on site, all interior doors and hardware are in and ready to go, and will start masonry work on the interior walls.
- Mr. Contadino asked about the timbers and whether they have been sanded at the factory, and Mr. Lampel responded that they have not been unwrapped yet, so they don't know but they will likely need to have the carpenters do some work on them, cut down and shaped etc.
- Mr. Lampel stated that regarding the work in the office area, they need to set up a meeting to discuss the schedule.
- Mr. Walko asked if there was an update from the architect and Mr. Washburn responded there are no open RFI's and everything is going well.
- Mr. Walko stated that there is a change order request having a zero cost impact and once the committee approves, Mr. Washburn stated that they will get a change order ready for the state to approve.

- **Motion to Approve Change Order:**

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve Change order #2 with a total amount differential of zero. The motion was approved. The Motion Passed 7-0-0.

Ms. Bonanno was absent for the vote

- **Special Inspections Budget Update:**

- Mr. Walko noted that the committee had asked for a budget regarding special inspections and Mr. Stein had circulated it to the committee. Mr. Stein stated the statement of special inspections defines the actions needed and it is divided between concrete, masonry, steel which are outlined and working with Mr. Lampel, they anticipated the number of visits needed and looked at their rates and the itemized costs of testing. Since the concrete is substantially complete, moving forward will be steel and masonry. Mr. Stein stated that we will see these invoices over the next few months in the range between \$10-12K of which about 1/3 has been invoiced already.
- Ms. Moriarty recommended the committee approve the estimated encumbrance for the BOE.

- **Motion to Approve Special Inspections:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to authorize Mr. Walko to ask the Board of Ed to encumber the \$12,000 for special testing. The motion was approved. The Motion Passed 7-0-0.

Ms. Bonanno was absent for the vote

- **Owners Rep Update:**

- Mr. Walko asked for an update from Mr. Guiliano who noted there was a new process for drawdowns from the state and going forward we will need proof of electronic payment to get reimbursed from the state, so there will be a little more paperwork and coordination.
- Mr. Walko asked when the first drawdown will be and Mr. Guiliano responded he can start that process now, and he will collect all of the proofs of payment and submit them to the state.
- Ms. Moriarty noted there was only one payment to date and Mr. Guiliano noted that as soon as you submit a payment you cannot submit another payment for typically 2 months.
- Ms. Moriarty noted that we have approved 3 invoices.

- Mr. Guiliano asked if there were any other change orders in addition to today and Mr. Lampel responded there was one change order at the start of the job related to the temporary egress doors and Mr. Stein noted they have that change order ready to go and will package it with the change order approved at today's meeting and noted it was within the 6 month limit.
- **Landscaping Update:**
 - Ms. Cowie stated that the PTA has asked that we have approval from the Board of Ed, Dan Watson, for the brick campaign, who then passed it off to Parks and Rec and Mr. Siciliano has inquired about the fabrication of the brick, how it is glazed, and any other details that would affect treatments that can be placed on it for snow removal and Ms. Cowie is waiting for that information.
 - Ms. Cowie gave an update on the cost, noting with the \$215K for just the installation cost, which includes the cost to install the tables and benches, the fundraiser will only yield about \$125K if we do 400-500 bricks at \$250 and the only way to get to that to cover even a partial amount of that is to move that brick cost to \$500 per brick. She asked if we raise the cost of the brick and also look to value engineer the benches to bring the cost down which is a significant part of the installation cost.
 - Moriarty asked if the \$30K from the PTA was included and Ms. Downey confirmed that it was and Ms. Moriarty suggested a combination of increasing the price of each brick to around \$300 and some value engineering regarding the benches.
 - Mr. Lampel noted that the benches are highly custom and every bench has a different radius and the cost of the benches come to \$115K plus installation and the current plans show pedestal mounted benches in concrete footings below grade. Mr. Lampel continued, there is a timing issue because as soon as they get the slab poured, they would like to start putting the bricks back so they need the footings in the ground ahead of time. Ms. Cowie noted that the timeline says 2/9, but Mr. Lampel noted that is what the schedule shows but they are pushing to get everything done as soon as possible.
 - Mr. Walko asked if the alternate amount included the labor for the concrete work. Mr. Lampel stated that he had outlined the costs and \$115K was the cost for the benches, \$23k the cost of the tables and with the cost to install, the total is \$215K, so the cost to install is not \$215K, as noted above.
 - Mr. Allen asked about the footings and Mr. Lampel responded that the positioning for the footings needs to be templated first.
 - Ms. Downey asked if there was a more cost effective way, either fewer benches or a less expensive version of the bench and Mr. Walko then asked if we can just purchase uniform benches which would be less costly and he asked whether they can be removable benches vs. permanent. Mr. Mayo didn't think that the tables in the drawing were necessary, and we could use the existing red tables the PTA purchased which would save \$23K plus the concrete work to install.
 - Mr. Walko then asked about the benefit of the embedded benches and Mr. Stein responded that if they are not secured they could tip, and because of the oblong shape there needs some base there to resist rotation. Mr. Stein said that they can look at other options but they would be smaller segmented benches, such as a simple four foot bench running across the perimeter but won't be as integrated with the new paving pattern and the new landscape. He

added that they may need to go back to ARC for any amendments since those benches were included in the original design..

- Mr. Contadino asked if they explored other types of benches such as wooden or fiberglass ones instead of the metal ones that is a more cost effective option and Mr. Stein responded that they could go back to the vendor or they can look at reducing the quantity of benches.
- Mr. Allen asked if it was necessary to have the custom radius and Mr. Lampel responded if they go with the typical straight benches we can lay them out accordingly and would not need custom templates and Mr. Walko asked what would happen aesthetically and Ms. Downey noted that it would likely be an issue with ARC and Mr. Contadino agreed and fewer would be better than changing the design.
- The committee discussed selling the bricks at \$300 each and Mr. Walko noted the committee will discuss the scope of the landscaping at the next meeting.
- Ms. Cowie asked if we could go out to the public with the Brick Campaign as soon as we received approval from Parks and Rec, and Mr. Walko confirmed.

- **Motion to Approve Meeting Minutes:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the October 25th meeting minutes as amended. The motion was approved. The Motion Passed 7-0-0.

Ms. Bonanno was absent for the vote

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:00 am

Submitted by Maureen Bonanno on November 20th, 2023