

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

DATE: February 7, 2024

LOCATION: GHS and Virtual via Zoom

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen - Vice Chairman

Maureen Bonanno-Secretary

Leslie Moriarty (BET)

Louis Contadino

Stephanie Cowie

Ashley Cole

Karen Hirsh (BOE)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Dan Watson (BOE- Central Office)

Lauren Rabin (Board of Selectmen)

Steven Swidler (BOE Staff)

Others Present:

David Stein (Silver Petrucelli)

Mike Lampel (Wernert)

Bob Washburn (Silver Petrucelli)

Christina Downey

Will Schwartz (DPW)

Jim Giuliano (CSG)

Not Present:

Dennis Yeskey (P&Z)

Brent Reeves (BOE - Central Office)

- **Call to Order:**

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

- **Project Update:**

- Mr. Lampel gave an update on the project. He stated that they continue to remain on schedule; the steel and masonry work is 98% complete, the carpenters are installing the metal framing which is the prelude to interior roughings and the roofers will be there later this week.
- Mr. Walko asked about the reports from the testing lab and the deficiencies noted and also about the plans to transition into the office.

- Mr. Lampel responded that there were a couple of issues with the steel from the testing lab, one issue was that they had welded the roof deck down, so it wouldn't blow away before they used mechanical fasteners, and they needed to have the galvanizing touch up. This was resolved and the testing lab reported back that it was satisfactory. They also noted work that has not been done yet, so it was not actually a deficiency
- Mr. Walko noted that there was additional testing that took place without issues and Mr. Lampel noted they will be back for testing 1 or 2 more times.
- Mr. Walko then asked about the arrangements to begin the work in the main office during winter break next week and Mr. Lampel responded that they have made arrangements to close off the office and install a temporary wall where the fire alarm panel is and they will isolate the work there. He added, this will allow them to work in the corner and the remaining work will happen in the spring. Mr. Mayo confirmed they are ready.
- Mr. Lampel asked about the hours for custodians over break and Mr. Watson will confirm the times, but noted that the normal hours will be reduced during break.
- Mr. Watson asked about the access to the fire alarm panel and Mr. Lampel confirmed it would be fully accessible.
- Mr. Walko asked if custodians are good with the plan and Mr. Mayo confirmed and is satisfied with the communication and the plan.
- Mr. Walko asked when they were expected to punch through to the office and Mr. Lampel said next week, once they have isolated themselves from the office and he confirmed there will be no access from a security standpoint.
- Ms. Moriarty asked about potential HVAC issues and Mr. Lampel responded that they will have heat in there so it will not be an issue and the old registers will still be there and they will insulate the temporary walls as well as use some electric heaters.
- Mr. Washburn confirmed that the project is on schedule from the architects' perspective. He noted that their Structural Engineer confirmed that there are no concerns with the testing lab reports.
- Mr. Washburn noted that there is some Interior signage that has arrived which he will review with Mr. Lampel.
- Mr. Stein stated that the Fire Marshall reached out and asked them to extend the sprinkler heads out to the overhang. He added that this was a new issue and not something previously mandated but they are working on a solution, to use either a dry sprinkler head, or a fire prevention paint. There may be some concerns with the paint, so Mr. Stein stated that he will prepare a sketch for Wernert to implement and provide a cost for the additional sprinkler heads. He noted that they will need to drop the ceiling about 3 inches but the intent of the design will be preserved. Mr. Walko asked for a rough estimate and Mr. Lampel and Mr. Allen suggested approximately \$1,000 per sprinkler head.
- Ms. Downey asked if we could go back to the Fire Marshall and Mr. Stein responded that he could discuss the issue further with them
- Mr. Contadino asked if the Fire Marshall knew that the columns were heavy timber, which brings us into a different level of the building code which would not require this. He also asked about the fire proof paint and if it affects the look of the columns and Mr. Stein responded that it is a clear coat, but they have not used this product before and will do some more research

on it. Mr. Stein noted that the heavy timber aspect only comes into play when it is load bearing and this is not load bearing so they cannot take the heavy timber allowance.

- Mr. Stein will do more research and get back by the end of the week and Mr. Contadino will join Mr. Stein in a discussion with the Fire Marshall.
- Mr. Walko noted that at our next meeting we should have a change order for this and he asked if there is any impact on timing and Mr. Stein responded that there should not be.
- Mr. Walko asked if there were any other anticipated change orders and Mr. Lampel and Mr. Stein confirmed there were not
- Mr. Stein reviewed the finish sample board which showed the paint colors for the walls, the finish material for the counter top (a solid surface material), the wood laminate for the walls around the security desk, the laminate for countertop, the wood vinyl tile for the office floor and the walk off mat. He noted that these are the final submissions from manufacturers based on the decisions made by the committee during the design phase. Mr. Stein reminded the committee that there were several discussions regarding the type of mat to be used.
- Mr. Walko then asked if there were any lead times on any of these and Mr. Lampel responded there were none.

- **Landscaping/Brick Fundraising Campaign Update:**

- Ms. Cowie and Ms. Bonanno gave an update on the brick campaign noting that 534 bricks were sold for a total of \$160,200 and a fabrication cost \$31,353 so with the GHS donation of \$30k leaving us with approximately \$158K. They noted that there are some more that could be sold, but the campaign has been closed out.
- Mr. Walko stated that we have approximately \$160K in private funds to pay for the hardscape and we have approved the installation of bases for the benches. Mr. Lampel clarified that there was a discussion on whether the tables needed to be bolted down, and he has confirmed that they do need to be bolted down to a hard surface for safety reasons.
- Mr. Walko noted that there was a discussion on the type of table to be used and the committee selected the Maglen 1000 Series tables.
- Mr. Allen asked if concrete pads settled, would it cause any other issues and Mr. Lampel responded that they were designed with the concrete pads exposed with stone dust around, so there should not be any issues.
- Mr. Walko noted that at some point we have to choose the color of the metal bases and he clarified that the seats and table tops are wood. Mr. Lampel noted that there will be another opportunity to review the paint colors.
- Mr. Walko reviewed the financials, noting the estimated cost of the benches and tables, with installation is \$187K. Mr. Lampel clarified that this number does not include the previous amount approved for the benches, which was \$14,300 which would bring us to approximately \$200K. Mr. Walko then noted that we are approximately \$40K short.
- Mr. Walko stated that we currently have a contingency balance of \$212K.
- Mr. Walko stated that our current total contract with change orders is approximately \$3,296,500 and we are a little less than ½ way there. Mr. Walko noted that we now have a contingency of over 10% of what is left, but we will be deducting an additional \$3K for the sprinkler heads.

- Mr. Walko asked if there were any credits that we can capture, specifically testing. Mr. Allen asked about the soil cleaning and Mr. Lampel responded that there was \$27.5K in allowance #2. He confirmed that we used up the first for \$10K.
- Mr. Giuliano confirmed that if you are taking back an allowance it can go back to the owner however, he noted that it may be too early to use the contingency, at least until the interior walls are opened up.
- Mr. Walko asked if we should buy as many benches as we can now and purchase the remaining when and if we have the funds leftover, or should we use some of the contingency funds to purchase all of them.
- Ms. Downy asked about the timing sequence for ordering the bricks and noted that the walls will be opened next week, so we will have a better sense of any issues, and asked what the lead time for the benches was and if there is an incremental cost for ordering the benches in separate shipments. Mr. Lampel responded that the lead time for the benches is 10-12 weeks and he has not verified the lead time for the tables yet.
- Mr. Walko asked Wernert to prepare a change order for the concrete bases for tables and we should approve that and pay for that then once we get closer to the end of the project, we will have a better sense of whether we can order more benches and tables.
- Ms. Moriarty asked if we don't have the funding, would we have incomplete benches.
- Ms. Bonanno agreed with Mr. Walko, that we should wait to purchase all of the benches and tables, and just order up to the amount we have in funding, and if we do not have funds at the end of the project for the tables and additional benches, the PTA could possibly take over the campaign to sell plaques for the tables and benches, and raise money to purchase the remaining.
- Mr. Lampel suggested purchasing entire benches vs. leaving out sections since they all have different radii.
- Mr. Lampel also suggested that the old tables can be placed on the concrete pads as well and Ms. Bonanno suggested the existing adirondack chairs could go there as well.
- **Owners Rep Update:**
 - Mr. Giuliano stated that they have filled out the new spreadsheet for the drawdown from the state which was signed by the Superintendent. He added, they have uploaded it but the state has not yet put the project in their system. He added that we can't file again until we get paid.
- **Motion to Approve Invoices:**

Motion was made by Mr. Allen and seconded by Ms. Cowie to approve the Silver Petrocelli invoice #24-224 in the amount of \$2,668.00 The motion was approved. The Motion Passed 7-0-0. Ms. Cole was absent for the vote

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the Silver Petrocelli invoice #24-101 dated 1/15/24 in the amount of \$5,336.00 The motion was approved. The Motion Passed 7-0-0. Ms. Cole was absent for the vote

Motion was made by Mr. Allen and seconded by Ms. Moriarty to approve the Wernert requisition #714-006 dated 1/31/04 reviewed by the architect in the amount of \$235,764.06. The motion was approved. *The Motion Passed 7-0-0. Ms. Cole was absent for the vote*

- **Motion to Approve Meeting Minutes:**

Motion was made by Mr Allen Ms. and seconded by Moriarty to approve the January 17th meeting minutes. The motion was approved. *The Motion Passed 7-0-0. Ms. Cole was absent for the vote*

- **Moving Forward:**

- Mr. Walko confirmed the committee will meet again on February 21st.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 9:10 am

Submitted by Maureen Bonanno on February 20, 2024