

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

DATE: March 6, 2024

LOCATION: GHS and Virtual via Zoom

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen - Vice Chairman

Maureen Bonanno-Secretary

Louis Contadino

Stephanie Cowie

Leslie Moriarty (BET)

Ashley Cole

Karen Hirsh (BOE)

Ex-Officio Members Present:

Dan Watson (BOE- Central Office)

Steven Swidler (BOE Staff)

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Bob Washburn

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Others Present:

David Stein (Silver Petrucelli)

Christina Downey

Mike Lampel (Wernert)

Max Wernert (Wernert)

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 then gave an update on the project, noting that the roofers are currently working, the main sprinklers have been installed and work is progressing.
- Mr. Walko stated that the February 28th, scheduled to discuss the request by the town for the additional sprinklers, was canceled for lack of information. Mr. Walko then noted that heard back from the town officials that morning, and they stated that the sprinklers were required in

the original plans. Mr. Walko added that the Fire Marshall did mark up the revised set of plans to include the sprinklers in the new design, however, this information was never received by the committee and was therefore not included in the plans that went out to bid. Mr. Walko stated that at this point, we need to move forward with adding the sprinklers and that this would be considered a change order. Mr. Walko noted that otherwise, we would need to go to the state to get a modification of the fire code, which would take too long.

- Mr. Lampel noted that the cost to add the sprinklers would be approximately \$25,000, which would include the temporary wall, and the aesthetics would change only slightly.
- Mr. Lampel noted that in the original design, the interior and exterior ceilings at the same elevations however, now they need to create a soffit for the sidewall sprinkler heads so the exterior ceiling will remain as is and the interior ceiling will drop 8-12 inches.
- Mr. Walko asked about the timing for this change and Mr. Lampel stated that they now need to install a temporary wall just inside of the exterior curtain wall to keep the vestibule tempered so they can begin the interior finishes. Mr. Lampel noted that they had stopped work on the ceiling and roof canopy framing immediately upon notification of the need for the additional sprinklers, and once the temporary wall is erected, they can continue the work and try to get back on schedule.
- Mr. Wernert stated that Norwalk Glass is installing the ballistic curtain wall and they cannot secure the blast-resistant curtain wall to light gauge metal framing, so they will require the existing steel angle to be lowered. He added that all of their materials are in stock, but they need 3 weeks from when they field measure and another 6 weeks to install.
- Mr. Walko asked when they would have more information on the cost and Mr. Lampel responded that he hopes to have some numbers today.
- Mr. Allen asked if the steel needed to be fabricated and Mr. Lampel responded that the structural engineer will be reviewing the change today but they hope to be able to use a light gauge metal framing.
- Mr. Wernert added that they had a discussion with Silver Petrucelli who suggested that they use their structural engineer and keep it in house which would save money and time.
- Mr. Lampel stated that they have suggested eliminating the steel modification and adding an angle upgrading the soffit to support the curtain wall.
- Ms. Hirsh asked how much contingency was left and Ms. Moriarty responded that the current contingency amount is \$198,847.
- The committee then reviewed the sketch of the proposed change.

- **Motion to Delegate Authority to Approve Change Order:**

Motion was made by Ms. Moriarty and seconded by Ms. Bonanno to delegate authority to Mr. Walko, Mr. Allen and Mr. Contadino to approve a change order to address internal sprinklers for up to \$30,000. The motion was approved. The Motion Passed 8-0-0.

- Ms. Hirsch asked for clarification on whether the Fire Marshall had reviewed the plans and Mr. Walko responded that he did, but his changes did not get back to the committee. Ms. Bonanno then asked if there were any other potential changes and Mr. Walko requested that Wernert obtain the marked up plans to make sure that there are no other changes .

- **Architect and Owners Rep Updates:**

- Mr. Walko then asked for an update from the architects and Mr. Stein stated that other than the sprinkler issue, there are no other issues and he reiterated that the dropping the ceiling to install the additional sprinklers does not affect the aesthetics.
- Mr. Giuliano stated that the state has now input the project into their system so the requests can get processed. Mr. Walko asked if we can add additional invoices to the submission, given how delayed it is, but Mr. Giuliano will look into that.
- Mr. Walko stated that regarding CT Materials Testing, we are over budget and he asked what the reason was. He noted that we estimated between \$12-15K for this work. Mr. Stein stated that there were more visits and testing and that they based an estimate on half day rates, but CTMT could be using full day rates and Mr. Stein will review this. Mr. Wernert added that there was a lot of work required with aligning the columns, so the testing lab was called out several times for this issue.
- Mr. Walko then reviewed the timeline which was submitted by Wernert. Mr. Lampel noted that the plans for the interior have not changed and during spring break, they will work on the front office space. The timeline indicates an October 7th completion date, however, he believes that it will be completed by the end of August.

- **Motions to Approve Invoices:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the CT Materials Testing invoice #2023-19779 Dated 11/1/23 in the amount of \$1,592.26. The motion was approved. *The Motion Passed 8-0-0.*

Motion was made by by Ms.Moriarty and seconded by Mr. Allen to approve the CT Materials Testing invoice #2023-20151 Dated 2/15/24 in the amount of \$12,704.04 The motion was approved. *The Motion Passed 8-0-0.*

Motion was made by by Ms.Moriarty and seconded by Mr. Allen to approve the Wernert application #714-007 in the amount of \$154,702.63 The motion was approved. *The Motion Passed 8-0-0.*

Motion was made by by Ms.Moriarty and seconded by Mr. Allen to approve the CSG Invoice #23015-003 in the amount of \$2,975. The motion was approved. *The Motion Passed 8-0-0.*

- **Update on Hardscape:**

- Ms. Bonanno noted that she has 2 checks from the PTA that she is delivering to Havemeyer. One check is for \$128K and the other for \$30K.
- Ms. Bonanno stated that they reviewed all of the inscriptions and the bricks are currently being fabricated.
- Ms. Cowie stated that the bricks should be available by the week of the 20th, and Mr. Lampel

- Mr. Walko noted that at the next meeting we will discuss how much of the hardscape we can do, based on the contingency amount. The price of the hardscape items will go up

- **Motion to Approve Minutes:**

Motion was made by Ms.Moriarty and seconded by Mr. Allen to approve the minutes from February 21st. The motion was approved. *The Motion Passed 8-0-0.*

- **Moving Forward:**

- Mr. Walko confirmed the committee will meet March 20th.

- **Adjourn:**

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

Submitted by Maureen Bonanno on March 17 , 2024