

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

DATE: July 10, 2024

LOCATION: GHS and Virtual via Zoom

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Maureen Bonanno-Secretary

Jake Allen - Vice Chairman

Louis Contadino

Ashley Cole

Stephanie Cowie

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Others Present:

David Stein (Silver Petrucelli)

Mike Lampel (Wernert)

Max Wernert (Wernert)

Bob Washburn(Silver Petrucelli)

Joe Aveno (Silver Petrucelli)

Not Present:

Dennis Yeskey (**P&Z**)

Brent Reeves (BOE - Central Office)

Steven Swidler (BOE Staff)

Dan Watson (BOE- Central Office)

Karen Hirsh (BOE)

- **Call to Order:**

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

- **Project Update:**

- Mr. Lampel started with an update on the project noting that they are working on the finish work on the inside vestibule and office suite and on the outside, are focused on the site work.
- Mr. Walko stated that there is less than 2 months left on the project and indicated that the last Wernert invoice submitted had a balance to finish at \$737K, which includes the retainer of 5%. He noted that this would be a run rate of \$300k per month which is much higher than the previous run rate. Based on these numbers, Mr. Walko asked for a confirmation that the

timing aligns with the payments remaining and Mr. Lampel responded that they are still on schedule and the amount is high due to the high cost of the remaining work.

- Mr. Washburn gave an update from the architects noting that the work is concentrated in the interior, and all of the sheetrocking will be finished today. Most of the electrical rough ins are finished and regarding the exterior, the work is mostly complete, the footings for the benches are complete, the temporary egress doors have been removed and cemented over and things are moving consistently and quickly.
- Mr. Walko asked if we need a TCO or a CO for the start of school and emphasized that the inspections should all be scheduled. Mr. Wernert responded that a CO would be preferable and Mr. Lampel responded that most of the inspections have been scheduled.
- Mr. Contadino suggested they reach out to the Fire Marshall as well and Mr. Wernert noted that they are in touch. Ms. Cowie noted that there is a new Fire Marshall starting this week.
- Mr. Wernert noted that the difficulty in getting the CO vs. the TCO has to do with the zoning and survey work that needs to take place and they will get the surveys done as early as possible so that P&Z can review and approve the project. They will likely have a TCO until we receive approval from P&Z which will likely be after the start of school. Mr. Schwartz confirmed that this is the course of action.
- Ms. Cowie asked about the landscaping approval and Mr. Schwartz confirmed that P&Z will need to sign off on the landscaping. Mr. Schwartz confirmed P&Z will issue a TCO memo.
- Mr. Walko then asked about the sewer cleanout and Mr. Lampel confirmed that they will take care of that.
- Mr. Walko noted that the Tree Warden reached out regarding the plantings and Ms. Cole and Mr. Walko met with him at the site and some issues came up. He recommended that 2 trees need to be swapped places due to shading sun issues and one tree is not an acceptable tree.
- Mr. Aveno confirmed that the tree to be swapped out is covered under warranty and the nursery should be able to source a new one in the fall planting season.
- Mr. Walko noted that the area near the bus entrance has significant weed growth after the initial planting and the recommendation was made to remove all the material, till the soil and reinstall the planting. Mr. Aveno confirmed that this was part of the planting plan. Mr. Walko asked if there was a cost and Mr. Lampel responded that there may be a cost to switch out the tree. Ms. Cowie asked if there was a cost for the tilling of the soil and replanting, and Mr. Lampel said there was not.
- Mr. Walko noted that we can have a discussion on the tree swapping once we review the change order. Mr. Contadino expressed his concern that this should have been identified early on by the landscape architect and this should not be a cost to the project.
- Mr. Walko asked about the donor bricks and Mr. Lampel noted that they should begin the brick layout next week. Mr. Lampel asked about the 3 sections (A, B and C) for the bricks on the drawings and Mr. Aveno responded that they broke it out into 3 sections to show where to begin the installation of the donor bricks.
- Mr. Walko then discussed the shape and size of the concrete pads for the tables and Mr. Aveno noted that the surface is a stabilized stone dust, not loose gravel, and that it is fully ADA accessible. He also noted that the footings are fully below the surface, and they should be consistently round at all of the tables, just in case they tables get switched out in the future.

- Ms. Cowie stated that the depth of the bases need to be big enough to accommodate a wheelchair. Mr. Lampel will review the materials needed to secure the tables to the padding.
- Mr. Contadino asked about the greenwall and Mr. Walko responded that the cost was too prohibitive. Mr. Aveno asked if he should reach out to his contact that may be able to donate the greenwall. Ms. Moriarty, Ms. Cowie and Mr. Walko expressed their concern about the donation, and the maintenance going forward. Ms. Cole expressed her support of finding a donor and Ms. Bonanno suggested this could be a project that the PTA could take on. Mr. Walko suggested a soft approach to this potential donor.
 - Mr. Lampel then stated that they were just informed by the electrician that the electrical panel is at capacity, and they are reviewing an alternate source, but this will likely result in a change order. The architects have not reviewed this situation yet, and Mr. Lampel will submit a RFI. Mr. Mayo suggested they include Dan Watson in this discussion. Mr. Walko then noted that the committee will need to meet next Wednesday, July 17th to approve the change order.
 - Ms. Cowie asked about timing for a ribbon cutting and the committee discussed holding the ceremony on August 27th, just prior to the students starting school.
 - Mr. Washburn then noted that there were color samples for the exterior siding that needed to be decided on. The committee reviewed the samples and expressed concern that they did not match the existing colors in the building. The committee decided that Mr. Contadino and Ms. Cole work with the architect to determine the right color and the committee will vote on it at the next meeting.

- **Approval of Invoices:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the Wernet invoice #11 in the amount of \$155,969.30. The motion was approved. *The Motion Passed 7-0-0.*

Motion was made by Ms. Cowie and seconded by Mr. Allen to approve the Silver Petrucelli invoice #24-609 in the amount of \$4,802.40. The motion was approved. *The Motion Passed 7-0-0.*

- **Moving Forward:**

- Mr. Amundsen will prepare the RTM report for the next meeting.
- Mr. Walko confirmed that the committee will meet on July 17th, virtually, to review the change order, and then the next meeting will take place August 7th.
- The meeting was adjourned at 8:53 am.

Submitted by Maureen Bonanno on July 15th, 2024