

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

DATE: August 7, 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)

Will Schwartz (DPW)

Dan Watson (BOE-Central Office)

Brent Reeves

Lauren Rabin

Ralph Mayo

Brent Reeves (BOE - Central Office)

Others Present:

Mike Lampel (Wernert)

Bob Washburn(Silver Petrucelli)

Max Wernert(Wernert)

Joe Aveni(Silver Petrucelli)

David Stein(Silver Petrucelli)

Not Present:

Dennis Yeskey (P&Z)

Steven Swidler (BOE Staff)

Karen Hirsh (BOE)

- **Call to Order:**

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

- **Project Update:**

- Mr. Walko began by asking for a GC update and Mr. Lampel responded that they are well underway with the pavers, all of the benches and tables are on site, the interior finishes are being completed, final electrical/security is being programmed.

- Mr. Walko then stated that he did a site visit with Mr. Allen last week. He noted that the field report generated by Silver Petrucelli indicated that there were some concerns with the paver layout. Mr. Stein and Mr. Aveni confirmed that they noted some natural inconsistencies, but overall they are satisfied with the work.
- Mr. Walko then discussed the depressions that resulted in the process of laying the pavers and Mr. Lampel confirmed that they did some patching to correct them and only the top surface will be seen. He added that there are some areas where the widths are inconsistent which needs to be addressed. Mr. Walko then asked, from a maintenance/ longevity stand will there be issues and Mr. Stein responded that any warranties fall under the original plan and Mr. Wernert noted that they are moving forward and assessing the work as they go along. Ms. Cole asked about the risk of water going in and freezing which would create issues. Mr. Lampel stated that should not be an issue given the product being used. Mr. Wernert added that they don't have time to rip out the areas and start over and can offer an extended warranty and address any issues in the future. Mr. Contadino agreed that they should continue to move forward and asked if the manufacturer offered a warranty and Mr. Lampel responded that he will look into that.
- Mr. Allen asked if it gets thinner, does it get more fragile and Mr. Stein responded that it is designed to go down to zero and it is an edging material so it will weather. Mr. Stein confirmed that there is a labor and material warranty and if there are issues, Wernert will honor it and Mr. Stein will review this and he agreed that moving forward is the best solution.
- **Discussion on Proposed Change Orders:**
 - Mr. Walko noted that there are two proposed change orders. He noted that the first change order relates to power washing the existing timber and the second change order relates to replacing the sidewalk along the circle that is in bad condition. Mr. Walko noted that specifically, there are 2 sections of the sidewalk that are in very bad condition. Mr. Walko noted that the two change orders total approximately \$14K. Mr. Walko noted that Mr. Watson expressed concern over power washing the old, existing timbers, which may lead to unforeseen issues.
 - Mr. Contadino asked if there is an alternative solution to power washing the timbers, and suggested scrubbing them with a mild solution or testing out a section first. Mr. Washburn also suggested testing a spot on the beams where it is not visible to see if it can be cleaned.
 - Ms. Bonanno asked how much money was left in contingency and Ms. Moriarty responded that there is \$150k after all existing commitments including approved change orders. Ms. Downey asked about additional risks and Mr. Allen mentioned the wiring in the corridor.
 - Mr. Walko asked for more details on the wires hanging in the corridor that need to be addressed. Mr. Lampel stated that the wires were above the timber that was taken down. Mr. Stein noted that these wires were not visible when the plans were drawn up. Mr. Washburn has suggested that they install a flat ceiling close to the wall or build a chase, to secure and conceal the wires.
 - Mr. Walko asked for an estimate to fix the wiring issues and Mr. Wernert responded that they are reviewing options and still have some work to do and will provide an estimate once they get more details. Mr. Wernert stated that it would be too complicated and costly to reroute the wires, so concealing them with a soffit may be the best option. Mr. Walko then reviewed the numbers, noting that with approximately \$150k remaining, there are potential change orders

for (1) replacing the sidewalks at \$7k, (2) power washing the beams at \$7K, (3) concealing the wires for \$15K, (4) an outstanding CTML invoice estimated at \$5K and (5) a cushion of \$25k for inspections.

- Mr. Lampel noted that the fire marshall did a walk through and changed the egress signs but there was no cost associated.
- Mr. Lampel noted that there are 3 TV's that need to be purchased and installed and Mr. Stein noted that those were supposed to be purchased through the school. It was noted that the estimate for the TV's is around \$10K. Mr. Mayo stated that he would speak to the PTA if the BOE does not cover the cost. Ms. Downey asked about any furnishings and Mr. Mayo stated that he has a budget for the furnishings.
- Mr. Walko then asked about the landscaping changes and whether they are all under warranty. Mr. Walko noted that he would allocate \$5K toward any landscaping changes.
- Mr. Walko clarified that they need a design and then a change order for the soffit. Mr. Walko then stated that we can meet next week to approve the change order.

- **Motion to Approve Change Orders:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve change order for the concrete sidewalks in the amount of \$6,650K. The motion was approved. *The Motion Passed 7-0-0.*

- The committee decided to hold off on approving the power washing of the beams until Wernert does some sample cleaning testing and Mr. Contadino noted his concern with cleaning the beams while the students are in school. Mr. Walko suggested that Wernert do the testing and share the results with Mr. Contadino, Ms. Cole and Mr. Watson and if we decide to move forward, it should be completed prior to the start of school.

- **Additional Discussion Items:**

- Mr. Lampel stated that he needs more information on the placement of the ADA access and Mr. Stein responded that they will provide that information
- Ms. Cole discussed the color choice for the exterior portion of the vestibule. Mr. Lampel stated that he cannot provide additional color samples given the cost of the multiple samples already requested. The committee then decided the best would be to keep the color of the material and Mr. Stein noted that it needs to be painted and it cannot be a clear coat so they will get a paint to match.
- Mr. Walko asked about the HVAC issues in the corridor and Mr. Lampel responded that that has been addressed and is being resolved.
- Mr. Walko stated that CSG has filed with the state for the 2nd payment.

- **Motion to Approve Invoices:**

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the Silver Petrucelli invoice #24-863 in the amount of \$2,668. The motion was approved. *The Motion Passed 7-0-0.*

Motion was made by Ms. Moriarty and seconded by Mr. Allen to approve the Wernert invoice #12 in the amount of \$357,441.92. The motion was approved. *The Motion Passed 7-0-0.*

- **Motion to RTM Report:**

Motion was made by Ms. Moriarty was seconded by Mr. Allen to approve the RTM Report thru 6/14/2024. The motion was approved. *The Motion Passed 7-0-0.*

- Ms. Cowie suggested that Mr. Amundsen close out the project at the September meeting.

- **Moving Forward:**

- Mr. Walko confirmed that the committee will meet via Zoom on August 14th to discuss the change order for the wiring.
- The committee discussed dates for the Ribbon Cutting and based on committee members schedules, the proposed date is September 3rd. Mr. Mayo confirmed that date works for him and Ms. Cowie will check back with Dr. Jones and Ms. Cole will work with the BOE on the press release.
- Mr. Contadino asked about the office furniture and suggested that Mr. Mayo's staff work with Silver Petrucelli's interior decorator.
- The meeting was adjourned at 9:00 am.

Submitted by Maureen Bonanno on August 10, 2024