

# Meeting Agenda

<p><b>Project:</b> Greenwich Public Schools Riverside School Study 90 Hendrie Avenue Riverside, CT 06878 State Project No.</p> <p><b>Job No.:</b> 24051</p> <p><b>Author:</b> Lisa Yates, AIA, LEED AP</p> <p><b>E-mail:</b> <a href="mailto:lyates@antinozzi.com">lyates@antinozzi.com</a></p>	<p><b>Meeting No.:</b> (FS-07)</p> <p><b>Meeting Date:</b> 1/7/2025</p> <p><b>Meeting Time:</b> 4:00 PM</p> <p><b>Location:</b> <a href="https://us02web.zoom.us/j/83500864576?pwd=BfSOG6jmHhR08M5TYlBb5BG4FKlBGz.1">https://us02web.zoom.us/j/83500864576?pwd=BfSOG6jmHhR08M5TYlBb5BG4FKlBGz.1</a></p>
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**Overview:**

A project kick-off meeting was held to initiate the Feasibility Study for the Greenwich Riverside Project

**Attendees:**

- Dr. Toni Jones, Superintendent of Schools, Greenwich Public Schools (GPS) [toni\\_jones@greenwich.k12.ct.us](mailto:toni_jones@greenwich.k12.ct.us)
- Ben Branyan, Chief Financial & Admin. Officer, (GPS) [ben\\_branyan@greenwich.k12.ct.us](mailto:ben_branyan@greenwich.k12.ct.us)
- Sophie Koven, BOE (GPS) [sophie\\_koven@greenwich.k12.ct.us](mailto:sophie_koven@greenwich.k12.ct.us)
- Jason Martin, Principal, Riverside School (RS) [jason\\_martin@greenwich.k12.ct.us](mailto:jason_martin@greenwich.k12.ct.us)
- Mary Dolan Collette, Assistant Principal (RS)
- Dan Watson, Facilities Director (GPS) [daniel\\_watson@greenwich.k12.ct.us](mailto:daniel_watson@greenwich.k12.ct.us)
- Harry Fisher, BET Chair [Harry.Fisher.BET@greenwichct.gov](mailto:Harry.Fisher.BET@greenwichct.gov)
- Lucia Jansen, BET [lucia.jansen.bet@greenwichct.gov](mailto:lucia.jansen.bet@greenwichct.gov)
- Pam Kelly, Kindergarten Teacher (RS) [pam\\_kelly@greenwich.k12.ct.us](mailto:pam_kelly@greenwich.k12.ct.us)
- Kiesha Neitzell, 5<sup>th</sup> Grade Teacher (RS) [keisha\\_neitzell@greenwich.k12.ct.us](mailto:keisha_neitzell@greenwich.k12.ct.us)
- Alex Popp, 5<sup>th</sup> Grade Teacher (RS) [alex\\_popp@greenwich.k12.ct.us](mailto:alex_popp@greenwich.k12.ct.us)
- Jessica Punchatz, Music Teacher (RS) [jessica\\_punchatz@greenwich.k12.ct.us](mailto:jessica_punchatz@greenwich.k12.ct.us)
- Jessica Rosa [jessica\\_rosa@greenwich.k12.ct.us](mailto:jessica_rosa@greenwich.k12.ct.us)
- Jessica Wahlers [jessica\\_wahlers@greenwich.k12.ct.us](mailto:jessica_wahlers@greenwich.k12.ct.us)
- Lynn Sterner, Literacy Specialist (RS) [lynn\\_sterner@greenwich.k12.ct.us](mailto:lynn_sterner@greenwich.k12.ct.us)
- Betsy McIntyre, PTA (GPS-PTA) [betsy.s.mcintyre@gmail.com](mailto:betsy.s.mcintyre@gmail.com)
- Virginia Lockhart, PTA (GPS-PTA) [virginia.b.lockhart@gmail.com](mailto:virginia.b.lockhart@gmail.com)
- Carey Bisbee, PTA (GPS-PTA) [carey.starno@gmail.com](mailto:carey.starno@gmail.com)
- Fran DiFiore, Construction Solutions Group (CSG)
- Jim Giuliano (CSG) [jimg@csgroup-llc.com](mailto:jimg@csgroup-llc.com)
- Paul Lisi, Antinozzi Associates (AA) [plisi@antinozzi.com](mailto:plisi@antinozzi.com)
- Michael LoSasso, Antinozzi Associates (AA) [mlosasso@antinozzi.com](mailto:mlosasso@antinozzi.com)
- Lisa Yates, Antinozzi Associates (AA) [lyates@antinozzi.com](mailto:lyates@antinozzi.com)
- Patti McKeon, Antinozzi Associates (AA) [pmckeon@antinozzi.com](mailto:pmckeon@antinozzi.com)

**STUDY PROCESS**

Item	Origin	Description	Action by
2.4	FS-02	<p>EDUCATIONAL SPECIFICATIONS – FINALIZED FOR BOE:</p> <p>The Ed Specs have been updated to augment the rationale and scoping details for the project, and to tie the proposed sizes of spaces into the general descriptions for each space. The Project Scope Details &amp; Building Systems (pp 9-19) were generated to provide detail for the estimate and to flesh out the physical scope of the project.</p>	

		<p>This section starts with some basics about the size of the building and site along with some zoning info, and then gets into technical details which help explain what is included in the estimate, and why. Together with the list of “inadequacies” on page 3, the scoping section addresses the project approach and priorities. It explains which aspects are required for code, things we are doing that just make sense, and where we might have some options.</p> <p><i>1/7/2025 Minutes:</i></p> <p><i>12/3/2024 Minutes: The Educational Specifications will be updated to include proposed areas (once plan revisions are finalized). District review will continue and updates will be incorporated. Additional information related to project rationale, zoning and other applicable details will be added.</i></p>	
2.5	FS-06	<p><b>CONCEPTUAL PLAN – FINALIZED FOR BOE:</b></p> <p>The current plans incorporate previous Committee feedback and have been shared with Antinozzi’s cost estimator, Rick Koczera. The positions of the cafeteria and the media center have been switched, the science classroom has been eliminated, some room sizes have been adjusted, and service spaces have been enlarged as required for better functionality.</p> <ul style="list-style-type: none"> <li>○ Overall total square footage has increased to 71,951, which is slightly above the 70,217 eligible for State reimbursement based on enrollment. If Greenwich pursues State reimbursement the 1,743 sf delta will not be reimbursable without a space waiver from the State. The overall proposed size is more modest than the original “ideal” area; around 8000 sf smaller.</li> <li>○ We are expecting to classify the building as “Expansion/Alteration” in terms of potential State reimbursement, so we will not rehabilitate all spaces to the extent required for “Renovate as New.”</li> </ul> <p><i>1/7/2025 Minutes:</i></p> <p><i>12/3/2024 Minutes:</i></p> <p><i>The group appreciated that the proposed additions are compact, minimizing disturbance to mature plantings, and that the approach to site design makes some basic improvements without radically changing locations of paved areas. Gates were discussed between the parking and the parent loop, and at the service drive near the north playground. Several “room swaps” were requested.</i></p> <p><i>TESOL and FLES should be flipped so they are closer to the correct age groups. Per Alex Popp, the current science room is not used so we may be able to eliminate the space (this was later confirmed by Dr. Jones based on review of other District schools for parity). There is also a desire to switch the locations of the Media Center and Cafeteria. Prior to issuing for pricing, AA will make these updates, which will likely increase the overall size slightly above the State’s space standard of 70,217 sf. The overall size will still be significantly less than the “ideal” number originally discussed.</i></p>	
2.6	FS-07	<p><b>CONCEPTUAL COST ESTIMATE:</b></p> <p>The conceptual cost estimate presented today, generated for presentation to the BOE, is based on the current conceptual plans and scoping information. The total construction cost is \$38,836,453. We included 17% for soft costs, or \$6,679,168. Adding these together gives us the total project cost of \$45,515,621.</p> <p><i>1/7/2025 Minutes:</i></p>	

**WORK TO DATE**

Item	Origin	Description	Action by
7.4	FS-04	<p data-bbox="363 296 509 317"><b>NEXT STEPS</b></p> <p data-bbox="363 323 1252 411">The Educational Specifications, along with the accompanying Conceptual Plans and Estimate, will be presented to the Board of Education on 1/16/24 for review and feedback.</p> <p data-bbox="363 447 558 468"><i>1/7/2025 Minutes:</i></p> <p data-bbox="363 506 1279 594"><i>12/3/2024 Minutes: The plan presented today will be updated based on the Committee's comments and shared with Antinozzi's cost estimating consultant for pricing. These updates will be shared with the Committee at a final meeting prior to presentation to the BOE.</i></p>	