

Meeting Minutes

Project: Feasibility Study
Greenwich High School Natatorium
10 Hillside Road, Greenwich, CT 06830

Job No.: 25012

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Meeting No.: FS-01 (Feasibility Committee)

Meeting Date: 4/8/25

Meeting Time: 3pm

Location: Havemeyer Building Board Room
290 Greenwich Avenue
Greenwich, CT

Overview:

Natatorium Feasibility Committee Kick-Off meeting. The goal of the Committee is to work with an architect to develop and deliver Educational Specifications to the Board of Education for consideration and approval.

Attendees:

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| <input checked="" type="checkbox"/> | Toni Jones, Superintendent, Feasibility Committee Chair (GPS) | <input checked="" type="checkbox"/> | Harry Fisher (BET Chair) |
| <input checked="" type="checkbox"/> | Ben Branyan, CFAO (GPS) | <input checked="" type="checkbox"/> | Sophie Koven (BOE) |
| <input checked="" type="checkbox"/> | Dan Watson, Director of Facilities (GPS) | <input checked="" type="checkbox"/> | James Waters (RTM Budget Overview Committee Chair) |
| <input checked="" type="checkbox"/> | Ralph Mayo, Principal, (GHS) | <input checked="" type="checkbox"/> | Kara Mendelsohn (Community) |
| <input checked="" type="checkbox"/> | Peter Georgiou, Athletic Director (GHS) | <input checked="" type="checkbox"/> | Michael Fortuna, TLB Architects, Aquatics Specialist (TLBA) |
| <input type="checkbox"/> | Liv DiLascia, Girls Diving Coach (GHS) | <input checked="" type="checkbox"/> | Michael Doherty, AECOM, Environmental Consultant (AEC) |
| <input checked="" type="checkbox"/> | Brendan Heller, Girls Swim Team Coach (GHS) | <input checked="" type="checkbox"/> | Paul Lisi, Antinozzi Associates (AA) |
| <input checked="" type="checkbox"/> | Terry Lowe, Boys Swim Team Coach (GHS) | <input checked="" type="checkbox"/> | Lisa Yates, Antinozzi Associates (AA) |
| <input type="checkbox"/> | James Ramaley, Boys Water Polo Coach (GHS) | | |

OVERVIEW

| Item | Origin | Description | Action by |
|------|--------|---|-----------|
| 1.1 | FS-01 | <p>INTRODUCTION OF THE PROFESSIONAL TEAM AND ROLES (Ben Branyan)</p> <p>4/8/25 Minutes: Ben Branyan and Paul Lisi introduced professional consultants for the feasibility study:</p> <ul style="list-style-type: none"> ▪ Architect, Feasibility Study Lead – Antinozzi Associates, Architecture + Interiors ▪ Aquatics Consultant - TLB Architecture, LLC ▪ Educational Specifications – Construction Solutions Group, LLC ▪ Mechanical & Electrical Engineers – CES Engineers ▪ Structural Engineers – E2 Engineers ▪ Cost Estimating – Construction Cost Estimates, LLC <p>With the exception of TLBA, brought on for their expertise in aquatic facilities, this project reunites the team that produced the recent Educational Specifications for Riverside School.</p> | |
| 1.2 | FS-01 | <p>INTRODUCTION OF THE FEASIBILITY COMMITTEE MEMBERS (around the table)</p> <p>4/8/25 Minutes: Committee members include representatives from the district, the school (including the athletics department and aquatics coaches), the BET, BOE, and community members. Together, this group has broad experience facilitating projects in Greenwich.</p> | |

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| 1.3 | FS-01 | <p>OVERVIEW OF THE PROCESS: emphasizing the goal is to create an educational specification. Perhaps, show an example and explain the purpose.</p> <p><i>4/8/25 Minutes:</i> <i>The Riverside School Educational Specifications were shared as an example. Educational Specifications provide a roadmap for the design process. They document educational goals and programs, translating them into design guidelines. In Greenwich, the Ed Specs include a feasibility study component, one or more test-fit-level design layouts, and preliminary estimate(s).</i></p> <p><i>The Natatorium Ed Specs will focus more narrowly on the GHS swimming and diving programs along with community uses and goals – without losing sight of the big picture. They'll also be tailored to technical requirements associated with pool design. The overall approach includes:</i></p> <ol style="list-style-type: none"> <i>1. Interviews with school teachers/staff and outside focus groups.</i> <i>2. Development and review of goals with committee, starting with all options on the table.</i> <i>3. Development and review of possible design options, aiming for a viable design in terms of construction feasibility and cost while still meeting major priorities and learning goals. The project scope details of the conceptual design will be integrated directly into the Ed Spec.</i> <i>4. Cost estimate: The estimator is a former Construction Manager. He will work directly with the design team to access cost detail and to help flesh out conceptual construction phasing and scheduling.</i> <p><i>James Waters noted that the GHS aquatics program is championship-caliber, and asked how the parameters for a championship pool would be incorporated. Michael Fortuna of TLBA gave a brief synopsis of his and TLBA's broad experience with championship pools and Myrtha Pools, a leading provider.</i></p> | |
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PROGRESS & DEVELOPMENT

| Item | Origin | Description | Action by |
|------|--------|--|-----------|
| 2.1 | FS-01 | <p>CURRENT WORK TO DATE – POOL EXISTING CONDITION REPORT: Recap of TLBA report on condition of existing pool, originally presented to the BOE (Michael Fortuna)</p> <p><i>4/8/25 Minutes:</i> <i>After noticing a leak and water on the pool deck, GPS hired TLBA to assess conditions in late fall of 2024; their report was presented to the BOE in March 2025. Solutions will be very technical if we are not taking the school offline.</i></p> <ul style="list-style-type: none"> <i>▪ Drains are noncompliant with current federal law.</i> <i>▪ 3 of 4 drains are blocked – could be “rooted” but the drains are fragile and elbows could be “blown out” when this is attempted.</i> <i>▪ There is inadequate dive clearance in many areas but primarily at steel beam.</i> <i>▪ Bulkhead reduces deck width below required 5-ft to 3-ft.</i> <i>▪ Color separation between bleacher area and swimming deck area is not “absolute” as required by health code.</i> <i>▪ Recirculation pumps are nearing end of life</i> <i>▪ Pump room shared with panels which power 50% of the school. Panels have slightly reduced clearance, but it's really better to completely separate electrical from pool pump equipment.</i> <i>▪ Backwash into brook instead of sanitary as required; can check capacity of existing.</i> | |

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| 2.2 | FS-01 | <p>CURRENT WORK TO DATE - ENVIRONMENTAL: Overview of contaminated and polluted soil conditions onsite (AECOM)</p> <p><i>4/8/25 Minutes:</i> 2011 investigations led to 2017 CT voluntary remediation program participation. Isolated areas of less heavily polluted areas remain. Looking at area around pool there are some areas where cleanup has been performed (PCBs and petroleum after tank removal). Area away from addition closer to brook have not yet been remediated. Dewatering and soil export will trigger requirements tied to voluntary remediation. Groundwater exists 7.5 feet below grade outside pool. Bedrock found at 12 feet below south corner of deck per 1970 boring; the area appears to sit in a bedrock bowl.</p> | |
| 2.3 | FS-01 | <p>DISCUSSION: Logistics and project goals, potential options (new business, extrapolated from general Q&A):</p> <p><i>4/8/25 Minutes:</i> There were questions about rock and/or contamination closer to pool, and if it would help if potentially polluted/contaminated areas were left capped. AECOM believes it unlikely fill would have been placed as deep as underside of pool. Boys Swim Coach Terry Lowe was there when pool was built and also believes there is no fill under pool. The pool area required excavation, and most fill areas came later.</p> <p>There is a concern that if we address these issues one at a time it could get very expensive. When do we start thinking about other possible solutions on the site or even elsewhere. Do we have soil data for entire site so we can look at alternatives? AECOM has data on the GHS site, especially to the west of the building, including depth to bedrock, sampling, etc.</p> <p>There is a desire isolate “nice to have” vs “need to have.” TLBA started to discuss this in terms of required repairs. Federal law is retroactive, as is fire code. What was approved in the 90s is not quite what was built, so less will be grandfathered than is ideal. Option 3 proposal (new diving pool addition and repairs to main pool) takes care of the immediate needs with modest amounts of new work. Also, an option to remove the pool from service for a year might be explored.</p> <p>Per AA, the current facility exceeds planning and zoning maximum floor-area-ratio (FAR):</p> <ul style="list-style-type: none"> ▪ Zone RA-1 with R-20 at the south end of the site. ▪ Maximum FAR in RA-1: 0.135 ▪ Maximum FAR in R-20: 0.225 ▪ Per 2019 MP: 455,000 gsf on 54.5 acres (2,352,240 sf) => Approximate FAR of 0.1934 ▪ Maximum area allowed on site is 317,552 sf, so we are 137,448 sf over. ▪ Any additional area on any floor will therefore require a variance (MI). <p>Committee members agreed that there many logistical issues that would arise if the pool is relocated offsite. Transportation costs, different building rules, etc., which will diminish the experience for the students and add cost. Exploration of these kinds of options is still desired as part of an open-minded effort and due diligence.</p> <p>GHS asked if they can currently allow diving. The pool is not health-code compliant for diving; this has been true for some years but liability is an issue, and the non-compliance is now known.</p> | |

SCHEDULE AND HOUSEKEEPING

| Item | Origin | Description | Action by |
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| 3.1 | FS-01 | <p>FOCUS FOR APRIL – COMMUNITY FOCUS SMALL GROUPS: GHS athletes, coaching staff, parents, community members.</p> <p><i>4/8/25 Minutes:</i></p> | |
| 3.2 | FS-01 | <p>SCHEDULE – PROPOSED MEETINGS THROUGH JUNE:</p> <p>April 21-May 3rd Focus Groups at GHS and Havemeyer May 7th, Wednesday 4:30-5:30 pm at GHS Pool May 14th, Wednesday 4:30-5:30 pm at Havemeyer May 28th, Wednesday 4:00-5:00 pm at Havemeyer June 11, Wednesday 4:00-5:30 pm Virtual or TBD</p> <p><i>4/8/25 Minutes: Proposed meeting schedule was not met with objections. AA will work with GHS to schedule initial interviews with school stakeholders, and will coordinate with Ben Branyan regarding community groups.</i></p> | |
| 3.3 | FS-01 | ADJOURN | |

The above represents our interpretation of the discussions that took place at the meeting. Please notify the undersigned in writing within five (5) days of receipt with clarifications, additions and/or supplemental information, or it will be assumed that these minutes have been accepted by all attendees as a correct understanding of the meeting.

Respectfully submitted,



ANTINOZZI ASSOCIATES, P.C.
 XC: FILE, INVITEES/ATTENDEES