

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-03 (Feasibility Committee)

Meeting Date: 5/14/25

Meeting Time: 4:30pm

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

Overview:

Natorium 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:

- | | |
|---|---|
| <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 type="checkbox"/> Dan Watson, Director of Facilities (GPS) | <input checked="" type="checkbox"/> James Waters (RTM Budget Overview Committee Chair) |
| <input checked="" type="checkbox"/> Julian Delarosa, Facilities (GPS) | <input checked="" type="checkbox"/> Kara Mendelsohn (Community) |
| <input checked="" type="checkbox"/> Ralph Mayo, Principal, (GHS) | <input checked="" type="checkbox"/> Michael Fortuna, TLB Architects, Aquatics Specialist (TLBA) |
| <input checked="" type="checkbox"/> Peter Georgiou, Athletic Director (GHS) | <input type="checkbox"/> Michael Doherty, AECOM, Environmental Consultant (AEC) |
| <input checked="" type="checkbox"/> Liv DiLascia, Girls Diving Coach (GHS) | <input checked="" type="checkbox"/> Fran DeFiore, Educational Consultant (CSG) |
| <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 checked="" type="checkbox"/> James Ramaley, Boys Water Polo Coach (GHS) | |

PROGRESS & DEVELOPMENT

Item	Origin	Description	Action by
2.4	FS-02	<p>CURRENT WORK TO DATE – FOCUS GROUPS</p> <p>Highlights of interviews conducted 4/23/25.</p> <ul style="list-style-type: none"> Educational Program: Two lifeguarding classes, 3 days over an 8-day period. Aquatics class is elective, 20-25 students in a single section; this used to be mandatory (1/4 semester for 9th grade). Shallow water required. Existing facility is adequate for educational needs. Swimming and Diving Teams: Best program in the State. Boys and Girls each have 30+ Varsity and 15± JV swimmers, with four teams active in the fall, staggered with a half-hour overlap. Synergy with outside clubs (YMCA Water Polo, YWCA Dolphins, Boys & Girls Club Barracudas) Water Polo Teams: 25 meters by 20 meters, 6 feet minimum, is ideal for water polo. Pool is heavily used; a larger pool would allow more simultaneous use. Separate entrance with vehicular access required. FCIAC Tournament requires space for 16 teams. Spectator area is small. Scoring system updates and wireless AV desired. 	

		<ul style="list-style-type: none"> • Offsite or separate pool location would require 24-7 custodial staffing, and additional dedicated athletic staff. Offsite would also require transportation. <p><i>5/14/25 Minutes: No new minutes.</i></p> <p><i>5/7/25 Minutes:</i></p> <ul style="list-style-type: none"> ▪ <i>It was noted that detailed tracking of days/hours that the pool is used would be helpful; if a new facility is introduced, allowing more outside use may be possible and could be monetized.</i> ▪ <i>Shallow depth is a shortfall for Water Polo; although 6 feet was originally requested, 7 feet is an established standard and would be even better.</i> ▪ <i>Programs at the YMCA, YWCA and Boys & Girls Clubs act as feeders for the high school swim teams, with students gaining exposure to competitive swimming prior to entering high school.</i> 	
2.5	FS-01 (as item 3/1)	<p>UPCOMING FOCUS GROUPS</p> <ul style="list-style-type: none"> • Wednesday 5/21: BOE at 6pm; Town agencies including PD, EMS, HR and Parks & Rec. at 7pm. • Wednesday 5/28: Aquatic Teams parents and students: Girls at 6pm; Boys at 7pm. GPS is setting this up for us as a webinar. • Wednesday 6/4: BOE at 6pm (no responses as of 5/12); placeholder for clubs including YWCA Dolphins Swim Team, YMCA Greenwich Aquatics – Marlins 3 group, Boys & Girls Club, and Special Olympics at 7pm. <p><i>5/14/25 Minutes: Focus groups will be committee meetings; there is no need to have a quorum and this prevents violations related to having more than half the committee present. Since these are committee meetings, we need to publicly post agendas. Antinozzi will prepare brief agendas for the following meetings:</i></p> <ul style="list-style-type: none"> • <i>5/21 Virtual Committee Meeting for BOE Focus Group (6-7pm).</i> • <i>5/28 Virtual Committee Meeting for Parent and Student Focus Group (6-8pm)</i> 	
2.1	FS-01	<p>CURRENT WORK TO DATE – POOL LAYOUTS & EXISTING CONDITIONS:</p> <p><i>5/14/25 Minutes:</i></p> <p><i>Preliminary options were presented for review, in terms of how we’ve been talking about them with the group so far:</i></p> <ul style="list-style-type: none"> • <i>Page 1 – Option 0: Repair the pool; eliminate the dive program. (This shows more is needed).</i> • <i>Page 2 – Option 1: Repair the pool; add a diving pool. Baseline option that doesn’t necessarily take the pool offline for a year. For this option a hydraulic floor in the diving pool may be used to provide a shallow water swim area.</i> • <i>Page 3 – Option 2: Repair the pool; add a second pool to the south. Doesn’t necessarily take the pool offline for a year and removes functions that don’t work from the old pool. It was proposed that reducing the second pool to three swim lanes would meet the needs of the various aquatics teams and classes, and would allow for a smaller addition further from the nearby wing housing the main mechanical area.</i> • <i>Page 4 – Option 3: Rebuild the pool in place; replace with a long-course pool. Requires new detention basin to be constructed nearby.</i> 	

		<ul style="list-style-type: none"> • <i>Page 5 – Option 4: Rebuild a larger pool in place of the existing pool, slightly smaller than long-course.</i> • <i>Option 5 (build outside the footprint and then remove existing) will come later but the 3-series options will help us start talking about what that would look like.</i> • <i>Option 6 (offsite, and/or offsite with skating rink) probably don't need to be developed but we'll keep them on our radar to explain why (time and \$\$\$ and not the best for the high school).</i> <p><i>For all options it was noted that the provision of a scoreboard configured properly for the needs of the various competitive swim teams is mandatory. Since these are expensive, the ideal solution would only require one.</i></p> <p><i>In looking at scheduling, note that the Girls Season ends the first week in May.</i></p> <p><i>Development of an Options Matrix, considering each option in the framework of pros, cons, impacts to the school and site, overall feasibility, cost, etc., will be a critical deliverable and a window into the Committee's decision-making rationale.</i></p>	
2.2	FS-01	<p>CURRENT WORK TO DATE - ENVIRONMENTAL: Contaminated and polluted soil and groundwater exist onsite; dewatering and soil export for new construction will trigger requirements.</p> <p><i>5/14/25 Minutes: No new minutes.</i></p> <p><i>5/7/25 Minutes: Dan Watson noted that there is a large storm water detention basin in the parking lot to the west of the pool facility.</i></p>	
2.3	FS-01	<p>DISCUSSION: Logistics and project goals, potential options</p> <p><i>5/14/25 Minutes: See item 2.1 for discussion of options. Note that the Design Team received the ADA study discussed in the 5/7/25 minutes below.</i></p> <p><i>5/7/25 Minutes: It was noted that many state-of-the art competitive pools feature spectator seating above the pool deck; this would require an elevator. Dan Watson recalled that a recent ADA accessibility report noted a lack of sufficient elevator access to the second-floor area above the locker rooms, so there is potential synergy if an elevator could be introduced to serve the existing second floor and also an elevated seating area. The design team will request the ADA study.</i></p>	

SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	<p>APPROVAL OF PREVIOUS MINUTES – 5/7/25</p> <p><i>5/14/25 Minutes: Sophie Koven moved to approve the 5/7/25 minutes, seconded by Harry Fisher. Minutes approved by unanimous consent.</i></p>	
3.2	FS-01	<p>SCHEDULE – PROPOSED MEETINGS THROUGH JUNE:</p> <p>May 14th, Wednesday 4:30-5:30 pm at Havemeyer May 28th, Wednesday 4:30-5:00 pm at Havemeyer June 11, Wednesday 4:30-5:30 pm Virtual or TBD</p>	

		<p><i>5/14/25 Minutes: Since the Focus Groups will technically become Committee meetings per agenda item 2.5, the 5/28 4:30 in-person meeting will be replaced by the 5/28 Virtual Focus Group from 6-8pm.</i></p> <ul style="list-style-type: none">• <i>5/21 Virtual Committee Meeting for BOE Focus Group (6-7pm).</i>• <i>5/28 Virtual Committee Meeting for Parent and Student Focus Group (6-8pm)</i>	
3.3	FS-01	<p>ADJOURN</p> <p><i>5/14/25 Minutes: Meeting was adjourned at approximately 5:40 pm.</i></p>	

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