

# 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-02 (Feasibility Committee)

**Meeting Date:** 5/7/25

**Meeting Time:** 4:30pm

**Location:** GHS Pool  
10 Hillside Road  
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 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"/> Julian Delarosa, Facilities (GPS)                  | <input checked="" type="checkbox"/> Kara Mendelsohn (Community)                        |
| <input type="checkbox"/> Ralph Mayo, Principal, (GHS)                                  | <input 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"/> Paul Lisi, Antinozzi Associates (AA)               |
| <input checked="" type="checkbox"/> Brendan Heller, Girls Swim Team Coach (GHS)        | <input checked="" type="checkbox"/> Lisa Yates, Antinozzi Associates (AA)              |
| <input checked="" type="checkbox"/> Terry Lowe, Boys Swim Team Coach (GHS)             |  |
| <input type="checkbox"/> James Ramaley, Boys Water Polo Coach (GHS)                    |  |

**OVERVIEW**

Item	Origin	Description	Action by
1.3	FS-01	<p><b>OVERVIEW OF THE PROCESS:</b> Goal is to create an educational specification.</p> <p><i>5/7/25 Minutes: This section, currently included for reference, will be closed.</i></p> <p><i>4/8/25 Minutes:</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).</p> <p>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:</p> <ol style="list-style-type: none"> <li>1. Interviews with school teachers/staff and outside focus groups.</li> <li>2. Development and review of goals with committee, starting with all options on the table.</li> <li>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.</li> </ol>	

	<p><i>The project scope details of the conceptual design will be integrated directly into the Ed Spec.</i></p> <p>4. <i>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> <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
2.4	FS-02	<p><b>CURRENT WORK TO DATE – EDUCATIONAL / SCHOOL SPORTS FOCUS GROUP:</b> Highlights of interviews conducted 4/23/25.</p> <ul style="list-style-type: none"> <li>• 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 9<sup>th</sup> grade). Shallow water required. Existing facility is adequate for educational needs.</li> <li>• 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 &amp; Girls Club Barracudas)</li> <li>• Water Polo Teams: 25 meters by 20 meters, 6 feet minimum, is ideal for water polo.</li> <li>• 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.</li> <li>• Offsite or separate pool location would require 24-7 custodial staffing, and additional dedicated athletic staff. Offsite would also require transportation.</li> </ul> <p><i>5/7/25 Minutes:</i></p> <ul style="list-style-type: none"> <li>▪ <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></li> <li>▪ <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></li> <li>▪ <i>Programs at the YMCA, YWCA and Boys &amp; Girls Clubs act as feeders for the high school swim teams, with students gaining exposure to competitive swimming prior to entering high school.</i></li> </ul>	
2.5	FS-01 (as item 3/1)	<p><b>UPCOMING FOCUS GROUPS:</b> We have reserved upcoming Wednesday evenings (6pm &amp; 7pm on 5/14, 5/21, 5/28 and 6/4) for virtual focus groups including:</p> <ul style="list-style-type: none"> <li>• Aquatic Teams parents and students, FCIAC (TBD – getting parent email lists)</li> <li>• BOE (6pm on 5/21 &amp; 6/4)</li> </ul>	

		<ul style="list-style-type: none"> <li>YWCA Dolphins Swim Team // YMCA Greenwich Aquatics – Marlins 3 groups // Boys &amp; Girls Club (TBD) // Special Olympics //unified sports?</li> <li>Police Department // EMS // Greenwich HR Office // Parks &amp; Rec. (TBD)</li> </ul> <p>Consider attendance by staggered portions of committee.</p> <p><i>5/7/25 Minutes: Harry Fisher advised that if the majority of the committee would like to attend the focus groups could become a committee meeting. Antinozzi will keep the committee updated as the focus groups are scheduled.</i></p>	
2.1	FS-01	<p><b>CURRENT WORK TO DATE – POOL EXISTING CONDITIONS:</b> Tour of facility, with a focus on the issues revealed by the TLBA report and the opportunities presented by renovation or replacement.</p> <p><i>5/7/25 Minutes: The committee walked the pool facility, focusing on items described in the TLBA report. It was noted that:</i></p> <ul style="list-style-type: none"> <li><i>In addition to the manual retractable bleacher seating at the south end of the pool, portable bleachers have been set up at the west end of the pool.</i></li> <li><i>The building’s chilled water loop passes through the east end of the pool facility, then passes underground to connect with the mechanical area south of the pool facility. There have been recent repairs to the underground portion of the chilled water loop.</i></li> <li><i>Per Dan Watson, there are multiple underground utilities in the courtyard area to the east of the pool facility, including a gas line.</i></li> </ul>	
2.2	FS-01	<p><b>CURRENT WORK TO DATE - ENVIRONMENTAL:</b> Contaminated and polluted soil and groundwater exist conditions onsite; dewatering and soil export for new construction will trigger requirements.</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><b>DISCUSSION:</b> Logistics and project goals, potential options</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> <p><i>The group indicated that the Ed Specs should include at least one (ideally two) electronic scoreboards. The Athletic department’s desired camera and AV system for scoring, recording and sharing live footage was also discussed.</i></p>	

## SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	<p><b>APPROVAL OF PREVIOUS MINUTES – 4/8/25</b></p> <p><i>5/7/25 Minutes: Harry Fisher moved to approve the 4/8/25 minutes, seconded by James Waters. Minutes approved by unanimous consent.</i></p>	

3.2	FS-01	<p>SCHEDULE – PROPOSED MEETINGS THROUGH JUNE:</p> <p>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>5/7/25 Minutes: No new minutes.</i></p>	
3.3	FS-01	<p>ADJOURN</p> <p><i>5/7/25 Minutes: Meeting was adjourned with completion of tour at approximately 6pm.</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