

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-06 (Feasibility Committee)

Meeting Date: 6/11/25

Meeting Time: 4:30pm

Location: <https://us02web.zoom.us/j/84997053372?pwd=gqbEelljLfX5SXelI3I4brJlUUvKW.1>

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 type="checkbox"/> Julian Delarosa, Facilities (GPS) | <input 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 type="checkbox"/> Liv DiLascia, Girls Diving Coach (GHS) | <input type="checkbox"/> Fran DeFiore, Educational Consultant (CSG) |
| <input 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) | <input checked="" type="checkbox"/> Dan Seremet, AECOM |

PROGRESS & DEVELOPMENT

Item	Origin	Description	Action by
2.3	FS-01	<p>DISCUSSION: Review of early draft matrices analyzing each option.</p> <p>6/11/25 Minutes: Narrative and scorecard option matrix components were reviewed.</p> <p>Item 1d, "Meets Water Polo Requirements," generated discussion related to issues with options that do not change the roof level.</p> <ul style="list-style-type: none"> ▪ Water polo regulations call for 7-meter ceiling height above the water level. The existing pool measures a little over 15 feet to the lowest beam. Water polo teams have been competing with this lower ceiling height; scoring has been slightly affected. Plans to increase the depth of the pool by raising the water level will reduce ceiling height, perhaps beyond what is tolerable for competition. This is a disadvantage for all options that propose to retain the existing roof structure over a water polo pool area (consider 25.6m x 20m). ▪ Options which satisfy water polo requirements are the larger, more expensive options under consideration. Reconstruction of the building structure and shell as required to provide a higher roof translates into more intensive construction, and for options that reconstruct over the existing footprint, this means at least a full season of pool use will be lost. ▪ Mitigation of pool downtime and temporary relocation ideas were discussed. Starting construction at the end of Boys' swim season was suggested since the Girls' teams may 	

		<p>be simpler to relocate and this allows a little more time before relocation of Boys' teams in the fall. Greenwich YWCA, YMCA and Girls and Boys have some capacity to assist if pool is closed.</p> <p>Item 3d, which weighs the options in terms of their potential to attract significant private donations to defray project costs, was discussed.</p> <ul style="list-style-type: none"> ▪ Sophie Koven has been reviewing this with the policy committee. She was asked if something like donations in the neighborhood of \$15M would be considered. Per Sophie, while these have to be voted on, there is no specific ceiling set for the amount of donations. ▪ Concerns related to equity are less of an issue for the high school, which serves all of Greenwich, than for a donation to a single elementary or middle school. There is precedent, like HVAC upgrades at Riverside. ▪ As an example from another community, the New Canaan Athletic Foundation provided a 50% funding match for a project. 	
2.1	FS-01	<p>CURRENT WORK TO DATE – POOL LAYOUTS & EXISTING CONDITIONS:</p> <p>6/11/25 Minutes: The committee discussed design options, other areas on site where work could possibly be performed, and potential integration of the Cardinal Road project.</p> <p>Michael Fortuna shared development of Option 2, reducing the new pool to the south to three lanes as previously discussed in committee.</p> <p>Terry Lowe suggested a concept with a short-course stretch pool extending east. This option has similarities to Option 4 (pool size) and Option 1 (deep section to the east). We'll consider this as Option 4.1 moving forward.</p> <p>Other options on the high school site were discussed.</p> <p>Tennis courts:</p> <ul style="list-style-type: none"> ▪ Consider as a temporary or permanent pool facility location. Michael Fortuna noted that Mertha pools can be set up on grade in a temporary capacity; he referenced a study in Maine using a Mertha pool set up in an old shopping mall shell. ▪ Peter Georgiou noted that the tennis courts are heavily used and the tennis team needs the capacity. The surfacing is in poor condition but this doesn't stop them from being used. <p>Plans for a new "Cardinal Road" connecting Route 1 to the west parking lot by expanding the drive and parking area serving Cardinal Stadium were discussed. One of the preliminary plan options was shared by Dr. Jones; it shows the tennis courts relocated to the east of the new drive. The new drive crosses the stream onsite as it extends north to reach the west parking area, so wetlands review is a factor.</p> <ul style="list-style-type: none"> ▪ Per Harry Fisher, the BET has approved design funds for Cardinal Road in FY 2026. ▪ Dr. Jones will ask about rolling the Cardinal Road feasibility into this committee. <p>The high school site is extensively developed. Per Peter Georgiou, softball and baseball are the least utilized fields because they just have one season. If soccer and football fields are equipped with artificial turf, they could be used more extensively, which opens up field 6 (between the north football practice field and the softball field.)</p>	

2.4	FS-02	<p>CURRENT WORK TO DATE – FOCUS GROUPS</p> <p>BOE focus group conducted 5/21/25; Aquatics Parent/Student focus group conducted 5/28/25.</p> <p><i>6/11/25 Minutes: The 5/28/25 Focus Group was also a Committee meeting; minutes have therefore been issued with details of the focus group discussion.</i></p>	
2.5	FS-01 (as item 3/1)	<p>UPCOMING FOCUS GROUPS - Local clubs and Special Olympics</p> <p><i>6/11/25 Minutes: Lisa Yates is working to schedule a focus group with the Greenwich YMCA, YWCA, Girls & Boys Club, and Special Olympics. Everyone is available at 6pm on Tuesday 6/24 at 6pm except Don Palmer (Greenwich Boys & Girls) who is available Tuesday 6/17 at 4pm. Two meetings will therefore be held; 6/24 will be a Committee Meeting starting at 5pm; focus group will follow at 6. Consider follow-up with active club parents after initial meetings with Club leadership.</i></p>	

SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	<p>APPROVAL OF PREVIOUS MINUTES – 5/14/25; 5/21/25; 5/28/25</p> <p><i>6/11/25 Minutes: James Waters moved to approve the minutes from 5/14/25, 5/21/25 and 5/28/25, seconded by Terry Lowe. Minutes approved by unanimous consent.</i></p>	
3.2	FS-01	<p>SCHEDULE – Upcoming Meetings and Milestones:</p> <p><i>6/11/25 Minutes:</i></p> <ul style="list-style-type: none"> ▪ <i>Tuesday, June 17th at 4:00pm: Virtual Focus Group Meeting with Clubs, 1 of 2 (not a Committee Meeting)</i> ▪ <i>Tuesday, June 24th at 5:00pm: Virtual Committee Meeting. Focus Group at 6:00 pm will be part of the Committee Meeting.</i> 	
3.3	FS-01	<p>ADJOURN</p> <p><i>6/11/25 Minutes: Meeting adjourned at 6:09 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