

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-07 (Feasibility Committee)

Meeting Date: 6/24/25

Meeting Time: 5:00pm

Location: <https://us02web.zoom.us/j/83989466962?pwd=KcPIhEw65X8MCxYpkQdl5TQVh7CRmT.I>

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 type="checkbox"/> Ben Branyan, CFAO (GPS) | <input 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 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 type="checkbox"/> Lisa Yates, Antinozzi Associates (AA) |
| <input type="checkbox"/> James Ramaley, Boys Water Polo Coach (GHS) | <input type="checkbox"/> Dan Seremet, AECOM |

PROGRESS & DEVELOPMENT

Item	Origin	Description	Action by
2.1	FS-01	<p>CURRENT WORK TO DATE – POOL LAYOUTS & EXISTING CONDITIONS:</p> <p><i>6/24/25 Minutes: Since last time, options where we might shut pool down for a season have been expanded and developed.</i></p> <p><i>Option 4.2: Stretch pool extending east, with moveable bulkhead. “Hopper” is contained to reduce excavation. Option retains roof, but a variant could replace it at a higher level. This option takes the pool offline for 18 months. Raised seating on three sides; elevator. Cons include utility work, existing lower roof which compromises Water Polo, and time offline for the natatorium.</i></p> <p><i>Option 4.1: Similar to option 4.1, but with removal of the existing roof and construction of a new, higher roof which conforms to Water Polo and Diving requirements without raising the pool deck. May be more expensive, but new construction reduces unknowns. The overall construction process is cleaner with demolition/new construction, although maintenance of active utilities in the area still must be addressed. The group feels that this option is more future-proof than 4.1. It can be optimized for all sports since it’s all new. This option scores high in the Scorecard Matrix for every factor except downtime and cost.</i></p> <p><i>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.</i></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>	
2.3	FS-01	<p>DISCUSSION: Development of draft matrices analyzing each option.</p> <p>6/24/25 Minutes: No new minutes.</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. 	

		<ul style="list-style-type: none"> ▪ 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 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>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. 	
2.4	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. Club focus group 1 of 2 was held 6/17/24; non-committee meetings from this meeting have been distributed.</p> <p><i>6/24/25 Minutes: Refer to items 4.1 and 4.2 for notes from 6/24 focus group.</i></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</p> <p>Local clubs and Special Olympics – Key Parent groups.</p> <p><i>6/24/25 Minutes: During focus group meetings with Club Leaders, we have asked about follow-up meetings with parents. Nick Cavataro (YWCA) suggested we work with Club Leaders to contact “key” parents with a lot of involvement to get more targeted information; this makes sense since we have already reached out to the full contingent of high school aquatics parents.</i></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 – 6/11/25</p> <p><i>6/24/25 Minutes: Approval of the minutes was deferred.</i></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>6/24/25 Minutes: Next meeting: Wednesday July 9, 4:30pm</i></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>6/24/25 Minutes: Focus Group started at 6pm and adjourned at 6:45pm.</i></p> <p><i>6/11/25 Minutes: Meeting adjourned at 6:09 pm.</i></p>	

FOCUS GROUP DISCUSSION (6pm)

Item	Origin	Description	Action by
4.1	FS-04	<p>BACKGROUND AND INTRODUCTION</p> <p><i>6/24/25 Minutes: Kim Tierney Wang (Director of Aquatics) and Dylan Korn (Head Diving Coach) of YMCA attended.</i></p> <p><i>Michael Fortuna presented slides highlight of existing condition report; first presented to BOE in March 2025. Options under development were briefly discussed.</i></p> <p><i>Kim Tierney Wang attended GHS and participated in the aquatics programs as a student; water polo is her specialty. She has three children of various ages currently moving through the system.</i></p>	
4.2	FS-04	<p>DISCUSSION, Q&A WITH FOCUS GROUP</p> <p><i>6/24/25 Minutes:</i></p> <p><i>The group asked about potential offsite locations, primarily to help accommodate a larger facility than currently exists at the high school, but also to keep the facility open in the interim.</i></p> <ul style="list-style-type: none"> ▪ <i>What about building it at Central Middle School since it's walking distance from the high school? These plans are likely too far along to accommodate such a large change. Per James Waters, the open part of the site has fields and no pool-sized spot – and has already passed through P&Z.</i> 	

		<ul style="list-style-type: none">▪ <i>Can the pool be bigger if not constructed offsite? We are looking at options to construct a larger facility onsite. A long-course pool is under consideration, but options for short-course stretch pools appear to be more favored since they meet programmatic needs well.</i>▪ <i>Kim Tierney Wang suggested that building offsite is worthwhile if we can't fit a large natatorium on the high school site. Brunswick recently built a pool that, in retrospect could have been bigger, and this could be a lesson learned. There is lots of local demand for a rental space from the clubs.</i> <p><i>YMCA has a 50M (long-course) pool. Running the pool is expensive, so they close half of it off when when school is in session and demand is low. This has worked well.</i></p> <p><i>Are hydraulic floors – like Brunswick – under consideration? Yes, but they are expensive and require maintenance.</i></p> <p><i>Per Dylan Korn, a 3-meter diving board is not critical. No club or team currently uses a 3-meter board. An extra 1-meter diving board would be more useful because then more of the existing programs would have pool time.</i></p> <p><i>Short term diving is currently offline at the high school, and the YMCA is open to helping accommodate the program. Peter Georgiou and Dylan Korn will work together to coordinate.</i></p> <p><i>We asked Kim Tierney Wang for her opinion regarding the existing natatorium's ceiling height and its impact on water polo. She said it's not great, but it would be worse if the existing beams were midfield. Reducing the height is not a good idea, and depth is also an issue.</i></p>	
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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