

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-11 (Feasibility Committee)

Meeting Date: 9/4/25

Meeting Time: 3:00pm

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 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 type="checkbox"/> Julian Delarosa, Facilities (GPS) | <input checked="" type="checkbox"/> Kara Mendelsohn (Community) |
| <input checked="" 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"/> Jesus Yzquierdo, TLBA |
| <input type="checkbox"/> Liv DiLascia, Girls Diving Coach (GHS) | <input 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 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) | |

PROGRESS & DEVELOPMENT

Item	Origin	Description	Action by
2.1	FS-01	<p>CURRENT WORK TO DATE</p> <ul style="list-style-type: none"> ▪ Pool layout updates for pricing Options 4.1 & 5 ▪ Architectural Conceptual Specifications (Scoping) for pricing Options 4.1 & 5 ▪ M/E/P/FP Engineers' Conceptual Specifications (Scoping) for pricing Options 4.1 & 5 ▪ Review approach to temporary pool facility for Option 5 ▪ Review approach to tennis court relocation for Option 5 ▪ Estimate status update <p>9/4/25 Minutes:</p> <ul style="list-style-type: none"> ▪ Updates to layouts are minor; scoping documents are new and help define options for pricing. ▪ A temporary pool facility for Option 4.1 is still in play design-wise, but we would like to carry some kind of cost as an allowance. Consider temporary location on site? ▪ AECOM Estimate shared today considers tennis relocation with new turf fields. Estimate break-outs for athletics vs site are important; also considering how 	

		<p><i>much of this is for the tennis courts, and that new tennis courts are already required for Cardinal Driveway access.</i></p> <ul style="list-style-type: none"> ▪ <i>Tennis court relocation is required for a new Cardinal access driveway, regardless of whether the fields are re-turfed. Consider outreach to tennis community. The three middle schools all have courts – JV already practices on one of them, and students walk there. Some also use the ones at Eastern... Western has courts up on the hill. Eastern has some additional space.</i> ▪ <i>Currently, GHS is using all of the middle school courts and the 8 courts at the high school. Tennis is easier to move offsite than the pool. Consider increasing the number of courts at middle schools to reduce pressure at the high school? Per Dan, soil at Western has been tested. The lower lot at western is in use so not available.</i> ▪ <i>Tennis courts on turf? Some multi-athletic synthetic turf systems advertise tennis.</i> ▪ <i>West Hills is building a pool – could help with temporary pool accommodation. Completion planned for 27-28 school year. Pool will have 6 lanes. Brendan Heller is interested in checking to see if Brunswick school can help.</i> ▪ <i>YMCA timing may work better for timing with diving practice for high school, but per Pete diving is still running late due to availability... 6-7am is the only other slot. West Hills can help now since they will want help when they build... and they like sharing coaching staff. Keep bussing in mind for any alternate temporary pool sites.</i> ▪ <i>Peter Georgiou suggests we consider turfing of area outside Field 5 outfield to help with other sports.</i> ▪ <i>Completion of pool estimate for review and discussion is planned for the week of 9/22/25.</i> 	
2.3	FS-01	<p>NARRATIVE AND SCORECARD MATRICES</p> <p><i>9/4/25 Minutes: Updating of matrix is tracking with development of options.</i></p>	
2.5	FS-01	<p>FOCUS GROUPS</p> <p>Review timing for two meetings to review Options 4.1 and Option 5. Consider mid-September; coordinate with evening schedules of Town Committees:</p> <ul style="list-style-type: none"> ▪ AHJ Meeting: Planned for normal working hours, this meeting will include representatives from P&Z, Public Works, Parks & Rec., Building Department, Fire Marshal, Tree Warden and any other Town entities with interest in the project. ▪ Meeting with Neighbors: This meeting will likely occur in the early evening to make it easier for neighbors to attend. There is a neighborhood point person we will contact to coordinate with the neighbors. <p>Once pricing is complete and reviewed with this committee, we will set up a meeting to circle back and review Options 4.1 and 5 with the aquatics parent and student stakeholders.</p> <p><i>9/4/25 Minutes:</i> <i>Timing for this is very close to estimate completion – table until next meeting.</i> <i>Consider a focus group for tennis community. Ralph can start outreach for this conversation.</i> <i>Review issues with splitting up courts, how courts are used, surfaces.</i></p>	

SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	APPROVAL OF PREVIOUS MINUTES – 8/7/25 <i>9/4/25 Minutes: James Waters moved to approve the minutes from 8/7/25, seconded by Ben Branyan. Minutes approved by unanimous consent.</i>	
3.2	FS-01	SCHEDULE – Upcoming Meetings and Milestones: Development of estimates for Options 4.1 and 5 is the next major milestone. <i>9/4/25 Minutes: The next Committee meeting was set for Wednesday 9/24/25 at 3:00pm. The committee will continue to target an October presentation to the BOE.</i>	
3.3	FS-01	ADJOURN <i>9/4/25 Minutes: Meeting was adjourned at 4:55pm.</i>	

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