

# Meeting Minutes

**Project:** Feasibility Study  
Greenwich High School Natatorium  
10 Hillside Road, Greenwich, CT 06830

**Job No.:** 25012

**Author:** Lisa Yates, AIA

**E-mail:** lyates@antinozzi.com

**Meeting No.:** FS-12 (Feasibility Committee)

**Meeting Date:** 9/24/25

**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:**

- |   |   |
|---|---|
| <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 checked="" type="checkbox"/> Michael Fortuna, TLB Architects, Aquatics Specialist (TLBA) |
| <input checked="" type="checkbox"/> Peter Georgiou, Athletic Director (GHS)                       | <input checked="" type="checkbox"/> Jesus Yzquierdo, TLBA                                       |
| <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 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"/> Thomas Hardin, Cost Estimator, PACs                         |

**PROGRESS & DEVELOPMENT**

Item	Origin	Description	Action by
2.1	FS-01	<p><b>CURRENT WORK TO DATE</b></p> <ul style="list-style-type: none"> <li>▪ Review and discuss Conceptual Estimates for Options 4.1 &amp; 5</li> <li>▪ Review approach to other moving parts:               <ul style="list-style-type: none"> <li>○ Temporary pool facility for Option 4.1</li> <li>○ Tennis court relocation for Cardinal Driveway and Option 5; associated added turf at softball and baseball fields to offset higher use if field 6 is used for tennis</li> </ul> </li> </ul> <p><i>9/24/25 Minutes: Thomas Hardin presented conceptual cost estimates of Options 4.1 and 5 for review. The potential cost of a temporary pool for Option 4.1 was broken out for discussion. Additionally, for Option 4.1, the cost estimate investigated removal of the upper level for cost savings purposes. This would relocate public spectator seating to the deck level with a separation rail.</i></p> <p><i>Committee feedback:</i></p> <ul style="list-style-type: none"> <li>▪ Temporary pool and raised spectator seating are important.</li> <li>▪ Regarding the need for a separate level for spectator seating: Seating is used six times a year and won't be filled on a day-to-day basis; additionally, events at the natatorium add to an already congested situation at the high school. However, it is hoped that</li> </ul>	

		<p>Cardinal Driveway will alleviate congestion and help with use of the pool for large events.</p> <ul style="list-style-type: none"> <li>Separating and elevating the spectator seating is seminal to a modern pool; otherwise, the seating area is always wet. Separation of seating is safer due to the water and comingling of swimmers and spectators.</li> </ul> <p>The committee asked to look at how the removal of the upper level would impact Option 4.1. TLBA shared earlier options with seating on deck level only and will refine these to be more specific to the current layout of Option 4.1.</p> <p>It was agreed that a 10/9/25 BOE presentation is premature given where the project is currently; we should have a preferred direction agreed upon first. That said, this is ultimately a board-level decision.</p> <p>Next steps:</p> <ul style="list-style-type: none"> <li>Modify 4.1 to remove upper tier seating.</li> <li>Either way, Option 4.1 needs to be discussed with or without the temporary pool. \$6M is probably an accurate number but the pool doesn't have a site. Also, the temporary pool as priced doesn't have diving or spectator seating (occupant load is 50 maximum).</li> <li>Option 5 should still be considered.</li> </ul>	
2.3	FS-01	<p>NARRATIVE AND SCORECARD MATRICES</p> <p>9/24/25 Minutes: Updating of matrix is tracking with development of options.</p>	
2.5	FS-01	<p>FOCUS GROUPS</p> <p>Review timing for two meetings to review Options 4.1 and Option 5.</p> <ul style="list-style-type: none"> <li>AHJ Meeting: Planned for normal working hours, this meeting will include representatives from P&amp;Z, Public Works, Parks &amp; Rec., Building Department, Fire Marshal, Tree Warden and any other Town entities with interest in the project.</li> <li>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.</li> </ul> <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>Consider focus group with tennis community.</p> <p>9/24/25 Minutes: No new minutes.</p>	

## SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	<p>APPROVAL OF PREVIOUS MINUTES – 9/4/25</p> <p>9/24/25 Minutes: Ben Branyan moved to approve the minutes from 9/4/25, seconded by Harry Fisher. Minutes approved by unanimous consent.</p>	

3.2	FS-01	SCHEDULE – Upcoming Meetings and Milestones:  Reviewing current progress with the Board of Ed is the next major milestone.  <i>9/24/25 Minutes: The next Committee meeting was set for Wednesday 10/8/25 at 3:00pm. The committee will continue to target an October presentation to the BOE.</i>	
3.3	FS-01	ADJOURN  <i>9/24/25 Minutes: Meeting was adjourned at 4:05pm.</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