

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-14 (Feasibility Committee)

Meeting Date: 10/30/25

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.

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

Meeting ID: 839 8946 6962
Passcode: 364280

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 checked="" type="checkbox"/> Paul Lisi, Antinozzi Associates (AA) |
| <input 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) | |

PROGRESS & DEVELOPMENT

Item	Origin	Description	Action by
2.1	FS-01	<p>CURRENT WORK TO DATE</p> <ul style="list-style-type: none"> ▪ Review draft Educational Specifications. ▪ Consider remaining options not yet ruled out: Option 5 and Option 4.1. Review and confirm option selection so Ed Spec can be finalized. <p><i>10/30/25 Minutes: After review and discussion, the committee decided to eliminate Option 4.1. The basis of the Educational Specifications will therefore be Option 5. Option 4.1 will be removed from the program, MEP Narrative, and Cost Estimate portions of the Educational Specifications. A brief comparison will remain in the narrative.</i></p> <p><i>Option 4.1:</i></p> <ul style="list-style-type: none"> ▪ Does not maintain an operational pool facility without a \$6M+ temporary pool; it would be preferable to spend this money on a permanent facility. No viable site for a temporary pool has been found, and the estimated cost includes six lanes only, no diving and a 50-person maximum occupancy, which is not optimal. P&Z may be distrustful of a temporary facility since they often become permanent. While other area 	

		<p> <i> pools are willing to help provide a home for the GHS aquatics program, pool hours would be reduced, logistics are difficult, and the program would suffer.</i> </p> <ul style="list-style-type: none"> <i>▪ Option 4.1 also inherently has more unknowns (vs. a building in another location) which could add cost; while it is a new building, it must reconfigure and maintain numerous active utilities and building systems.</i> <p> <i>Option 5 is not the only driver impacting the tennis courts. The Cardinal Access Driveway requires relocation of the tennis courts even without the natatorium. Site restrictions do not accommodate the driveway and eight tennis courts without extensive tree removal, so the most feasible option is to find another location for eight tennis courts. Tennis has not been taught with PE classes at the high school for eight years. Tennis teams do not currently all practice together; JV currently practices at Central MS and Western MS and Varsity practices at the high school. The grouping of eight courts is required for competition. GPS is actively working to provide eight new courts for practice and competition, probably at the North Street Elementary School.</i> </p> <p> <i>The Educational Specifications should mention the following items to be addressed by the yet-to-be-formed Building Committee:</i> </p> <ul style="list-style-type: none"> <i>▪ Option 5 has potential residual space under the pool deck which may be needed to minimize disruption to ledge. The cost estimate covers this by including a large area which may not all be needed. This should be included in the Ed Spec narrative, along with potential uses for this space to be determined, including support spaces for the stadium (once proposed to include a field house) community space, and a weight room for the aquatics program.</i> <i>▪ The new chilled water system at the high school rejects heat into the existing pool; this should be addressed by the new project. Using the new pool as a heat sink is environmentally friendly and provides a needed heat sink for the chilled water system.</i> <p> <i>Private fundraising to help manage the cost burden was discussed. There is precedent for this; private fundraising helped pay for air conditioning at Riverside. Parity is not a concern at the high school since it serves the entire town. The monetization committee would be separate.</i> </p>	
2.3	FS-01	<p>NARRATIVE AND SCORECARD MATRICES</p> <p>The narrative matrix and scorecard have been incorporated into the Educational Specifications.</p> <p><i>10/30/25 Minutes: No new minutes. Item is closed.</i></p>	
2.5	FS-01	<p>FOCUS GROUPS</p> <p>Review potential outreach to GHS aquatics stakeholders and the GHS neighbors, along with briefing for new BOE members, all to occur between 11/6/25 and 11/17/25. Other potential meetings:</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. <p><i>10/30/25 Minutes:</i></p> <ul style="list-style-type: none"> ▪ Aquatics stakeholders will be updated outside of committee meetings and formal focus groups. Antinozzi will provide drawings for this purpose. 	

		<ul style="list-style-type: none"> A virtual focus group will be set up to introduce GHS neighbors to the project, ideally at 6pm on Wednesday 11/12/25 or Thursday 11/13/25. Principal Mayo's team will share PTA neighbor lists with Antinozzi. Antinozzi will reach out to Michael Antonaccio at GPS for assistance with technical aspects of a public Zoom meeting. 	
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SCHEDULE AND HOUSEKEEPING

Item	Origin	Description	Action by
3.1	FS-02	<p>APPROVAL OF PREVIOUS MINUTES – 10/8/25</p> <p><i>10/30/25 Minutes: Ben Branyan moved to approve the minutes from 10/8/25, seconded by James Waters. Minutes approved by unanimous consent.</i></p>	
3.2	FS-01	<p>SCHEDULE – Upcoming Meetings and Milestones:</p> <ul style="list-style-type: none"> Thursday 11/6/25, 3pm: Committee Meeting / BOE Focus Group for discussion Thursday 11/20/25, 7pm, Havemeyer: Introduction of Educational Specifications at BOE Business Meeting Thursday 12/11/25, 7pm, CMS: BOE Business Meeting, target date for BOE approval of Educational Specifications. <p>This timeline aims to have a design team on board and working on or before 7/15/26. Before this can happen, funding for A&E Services needs to be approved, then selection of a Building Committee, followed by their RFP process and A&E Firm selection.</p> <p><i>10/30/25 Minutes: No new minutes.</i></p>	
3.3	FS-01	<p>ADJOURN</p> <p><i>10/30/25 Minutes: Meeting was adjourned at 4:40 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