

GHS Natatorium, Tennis, & Access Driveway Q&A

1. Where can I find the approved educational specifications?

The approved [Educational Specifications](#) that were approved by the Board of Education on June 22, 2026 can be found on the district's website. Most of the data regarding size can be found starting on page 28.

2. What is the actual problem the project is trying to solve?

The existing Greenwich High School pool is not simply undersized; it is an aging 1968/1997 facility with major code, safety, accessibility, mechanical, and program limitations. The facility has noncompliant diving clearances, inadequate clear deck/access width, VGBA drain issues, end-of-life filtration/recirculation systems, pool equipment located with high-voltage electrical equipment, and improper backwash discharge routing. The project is therefore intended to replace a facility that can no longer reliably support the school's aquatics curriculum, swim/dive/water polo programs, spectator needs, or current code expectations.

3. Why does the building size need to be triple of the existing size?

The existing facility is effectively a one-level pool wing; the new building adds a second level. The proposed mezzanine level accounts for 9,374 net square feet of the new 35,059 NSF total. That second floor is primarily where spectator seating and related public space are located. Without that level, the comparison to the existing one-story facility overstates the perceived footprint growth.

A major driver is separating spectators from athletes. The current facility has 854 SF of combined deck-level seating and does not separate athlete and spectator seating. The proposed plan provides 1,180 SF of athlete seating at deck level and 2,800 SF of mezzanine spectator seating for approximately 350–450 spectators. This is not just added capacity; it addresses the requirement for spectator separation and a dry viewing area.

The pool itself grows, but the building grows for code-compliant space around it. The existing pool area is listed at 4,768 SF; the proposed pool is 9,000 SF. The dry-land/deck area grows from 3,478 SF to 7,500 SF, reflecting the need for clear deck access, emergency access, team use, equipment, warm-ups, and concurrent program needs.

The current building lacks public-facing support spaces. Existing public/shared space is listed at only 58 SF. The proposed facility adds a proper entrance vestibule, lobby, ticket office/storage, alumni room, public restrooms, ADA/family toilet rooms, and mezzanine spectator areas. These functions are part of making the facility operate safely for meets and events rather than functioning as only a school pool room.

Mechanical and code-related support space is a major part of the increase. Building services/core area grows from 580 SF to 2,380 SF, including separate electrical space, data room, public restrooms, ADA/family toilets, and new below-deck pump/mechanical space. The existing condition places pool pumps/mechanical systems with electrical equipment; the proposed plan separates those functions.