



# TOWN OF GREENWICH

Old Greenwich School Building Committee  
Tuesday, May 2, 2023  
7:00 am  
Old Greenwich School and via Zoom

## Meeting Notes

### Committee Roster

Name	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	P	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown	Zoom	
Cristina Dawson	P	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	P	
Molly Saleeby (RTM)	P	
John Vallerie (DPW)		A
Peter Lowe (P&Z)	P	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)	P	
Alan Gunzburg (Liaison, FSAC4PWD)		A
<b>Project Team</b>		
Lawrence Rosati (Morganti Group)	Zoom	
David Stein (Silver Petrucelli & Associates)	Zoom	
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Amanda Cleveland (Silver Petrucelli & Associates)		A
Dean Petrucelli (Silver Petrucelli & Associates)	Zoom	
Joseph Devine (Langan)	Zoom	
Dave Patrick (Downes Construction Company)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
<b>Guests</b>		
Dan Watson (GPS Facilities Director)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> <li>Meeting was called to order at 7:04 am</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Chair introduced Construction Manager at Risk from Downes Construction Company, Dave Patrick and Jeff Anderson</li> <li>Committee members asked to review current roles and responsibilities</li> </ul>
	a. Meeting Day	
3.00	Approve minutes from April 21, 25, 26, and 27 meetings	<ul style="list-style-type: none"> <li>Motion to approve minutes from April 21, 25, 26, and 27 meetings by Leander Krueger, second Cristina Dawson, Vote 9-0-0</li> </ul>
4.00	Project Team Update	<p><u>Schematic Design</u></p> <ul style="list-style-type: none"> <li>Joseph Devine (Langan) shared updates from completed topographic survey. In summary, no need to lower plaza by 40 inches, closer to 1.5 feet instead. Plaza to be pitched towards roadway. Downside is lower level wouldn't get larger windows previously envisioned. Playground structures and basketball courts will be relocated, and looks like one tree may need to be removed. KG&amp;D initial estimates of measurements were incorrect by about one foot of elevation. Survey a huge help.</li> <li>SP&amp;A presented updates to Schematic Design: based on survey results, made several adjustments to proposed design. Main entry in lower level will ramp down from grade. Ceilings in lower level would be removed as slab is at approximately 9'7", to get additional height. Cabling and piping to be redone to raise ceiling height. Schedule reviewed by SP&amp;A with important recommended dates through beginning of June.</li> <li>Chair reviewed schedule of June BOE, BET, and RTM meetings to allow us to meet OSCG&amp;R schedule if construction funding provided. Proposed schedules need to be synced up and finalized.</li> </ul> <p><u>Sewer/Stormwater</u></p> <ul style="list-style-type: none"> <li>School sanitary line connected to storm pipe. Plan is to get more information on plumbing network during Design Development, estimate to include disconnect</li> </ul> <p><u>Municipal Improvement</u></p> <ul style="list-style-type: none"> <li>Morganti to take lead on getting CCTV on sewer process started. No other update on MI process but still aiming to be ready for pre-app in early June</li> </ul> <p><u>Lessons Learned Neighbor Engagement Session</u></p> <ul style="list-style-type: none"> <li>Janet Stone-McGuigan recommended we keep a running log of suggestions so we can address directly as we progress. Cristina Dawson to take lead on this. Leander to start thinking about next neighbor session.</li> </ul>
5.00	Financial Update	<ul style="list-style-type: none"> <li>Morganti contract not yet complete, will wait on completion to consider invoice. Leigh Izzo and Chair to work on finalizing contract.</li> </ul>
	a. Discuss cash flow update	
	b. Discuss and vote on Morganti invoice	

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|------|-------------------------|---|
| 6.00 | Public Relations Update | <ul style="list-style-type: none"><li>• No RTM Committee motions to cut OGS renovation funding in FY 2023-2024 budget</li></ul> |
|      | a. RTM Update           |   |
|      | b. Upcoming PR efforts  |   |
| 7.00 | Adjourn                 | <ul style="list-style-type: none"><li>• 8:16am Motion to Adjourn from Leander Krueger, second Cristina Dawson</li></ul>         |