



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, June 13, 2023
7:00am
Old Greenwich School and via Zoom

Meeting Notes

Committee Roster

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

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:05 am
2.00	Housekeeping	<ul style="list-style-type: none"> None
3.00	Approve minutes from June 6 meeting	<ul style="list-style-type: none"> Motion to approve meeting minutes by Stephen Selbst, second Jackie Welsh, Vote 8-0-0
4.00	<p>Financial Update</p> <p>a. Discuss and vote to approve Architect invoice #23572 for \$47,062.56 to cover site survey, environmental testing, and abatement design work completed to date</p>	<ul style="list-style-type: none"> Chair advised that invoice is within committee-approved budget for pre-construction phase Motion to approve invoice noticed on agenda by Stephen Selbst, second Jackie Welsh, Vote 8-0-0
5.00	<p>Project Team Update</p> <p>a. Downes Construction Company to present estimates for draft Schematic Design</p> <p>b. Discuss follow-on steps</p> <p>c. Discuss and vote on recommendation(s) for the Board of Education</p>	<p><u>Presentation of Project Estimates</u></p> <p>Jeff Anderson from Downes reported that real world escalations in recent years were unprecedented. Downes produced an estimate alongside an independent estimate from PM&C, which they reconciled with PM&C. Downes always works with a 3rd party estimating firm.</p> <ul style="list-style-type: none"> The total estimate presented by Downes was \$43,154,625 for Option A. Estimates were also provided for Options B and C. Downes walked through the details of their estimate and explained the difference between the estimate and the building committee's original analysis came down to 5 key factors: an extra \$2.9m in scope for ADA, \$2.5m for abatement and demolition, \$1.7m in phasing costs, \$2.1m in contingency, and a \$1.7m reduction in soft costs. Downes reiterated that their estimate represented \$540/sq feet in total and that the estimate is an "opinion of cost," based on their experience in school construction projects, until the project is taken out to bid. Leslie Moriarty (guest attendee and BET member) said she thought the right way to explain contingency was the 15% design contingency + 3% CM contingency + 5% owner's contingency, for a total of 23%. Downes walked through comparable school projects at Betances and E.B. Kennelly, which were estimated at \$64 million and \$77.9 million, or \$905/sq ft and \$779/sq ft respectively. Downes reported that the estimated state reimbursement is 15%. The project team and committee reinforced that the project is in position to meet the June 30 deadline. <p><u>Building Committee Motions</u></p> <p>Chair walked the building committee through 3 separate motions to discuss and consider. They were:</p> <ol style="list-style-type: none"> Motion to accept the project estimates from Downes Construction Company and to present them to the Board of Education on June 14, 2023. Motion by Stephen Selbst, second Jackie Welsh, Vote 5-0-0 Motion to conduct final cost management / value engineering meeting this week, in partnership with project team, to finalize estimate and Schematic Design documents. Motion by Stephen Selbst, second Jackie Welsh, Vote 5-0-0

6.00	Public Relations Update a. Upcoming schedule	3) Motion to encourage Silver Petrucelli + Associates to finalize Schematic Design documents by June 20 meeting, to include recommended modifications to the OGS EdSpecs. Motion by Stephen Selbst, second Jackie Welsh, Vote 5-0-0.
7.00	Adjourn	<ul style="list-style-type: none">• Nothing further to discuss• 8:45am motion to Adjourn by Stephen Selbst, second Jackie Welsh