



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, October 31, 2023

7:00am

Old Greenwich School Media Center 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)	Zoom	
Jason Brown	Zoom	
Cristina Dawson	P	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	P	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)	P	
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Amanda Cleveland (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Michael Dooley (AKF)	Zoom	
Matt Myers (Langan)	Zoom	
Guests		
Dan Watson (GPS Facilities Director)	Zoom	
Rich Bittenbender (OGS neighbor)	P	
Erica Jacoby (OGS PTA)	Zoom	
Michael Carter	Zoom	

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"> Chair provided recap of 10/30 RTM meeting: CMS full construction funding approved by vote of 179-4.
3.00	Approve minutes from October 17 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second Jackie Welsh, Vote 7-0-0.
4.00	<p>Project Team Update</p> <p>a. Office for Civil Rights update</p> <p>b. Design Development update</p> <p>i. Discuss site lighting</p> <p>ii. Discuss LED lighting</p> <p>iii. Discuss addition elevations</p> <p>iv. Discuss sewers</p> <p>c. Final Site Plan update</p>	<p><u>OCR Update</u></p> <ul style="list-style-type: none"> Chair provided recap of OCR call on October 30: OCR approved schematic design and project schedule. We will interface with OCR when project complete unless there is material change to scope and schedule. <p><u>Design Development update</u></p> <ul style="list-style-type: none"> <u>Site lighting</u>: SP+A provided review of exterior lighting plan. Committee asked that all existing lights be shown. SP+A will re-use some but not all existing lighting as some may not meet current lighting standards. Once lights are settled, SP+A will generate photometric plan, submit to P&Z for review to ensure consistency with new/draft lighting regulations. <u>LED lighting</u>: some prior replacements were fluorescent, not LED. SP+A to propose some retrofit LEDs and some replacements, noting retrofit far less costly. SP+A to pursue Eversource for reimbursement incentives. <u>Addition elevations</u>: SP+A showed latest elevation options, incorporating feedback from neighbor and P&Z comments. Some refinements will continue to ensure consistency prior to ARC. <u>Sewer</u>: Chair and Morganti met with DPW-sewers, who provided list of vendors for sewer work. DPW aware that sewer main in street / OG pump station has trouble handling flow from storm events. Need for a solution at Arcadia / Sound Beach intersection. DPW wants to replace OG pump station after Cos Cob project (design in progress). Downes, Langan, and SP+A developing proposal to conduct additional diligence on HAZMAT and help define scope more clearly. Will create order of magnitude and then likely proceed on time & materials basis. <p><u>Final Site Plan update</u></p> <ul style="list-style-type: none"> Chair, Vice Chair, and Morganti to interview appraisers on November 2. Pricing below threshold for RFP. Will bring recommendation to committee on November 14. Goal to have appraiser on board within the next few weeks and appraisal completed prior to Christmas.
5.00	<p>Financial & Consultant Selection Update</p> <p>a. Discuss and vote on inspection of sewer laterals under building \$6,715.50</p> <p>b. Discuss and vote on SP+A invoice</p>	<ul style="list-style-type: none"> Motion by Leander Krueger to approve proposal for sewer lateral inspection as listed on agenda, second Jackie Welsh, Vote 7-0-0. Motion by Stephen Selbst to approve SP+A invoice #23-1288 for \$100,945.20, second Leander Krueger, Vote 7-0-0.
6.00	<p>Public Relations Update</p> <p>a. Discuss and vote on RTM Quarterly Update</p> <p>b. Discuss and vote on Safety Fact sheet</p> <p>c. Discuss potential forum focused on phasing / safety</p>	<ul style="list-style-type: none"> Motion by Leander Krueger to approve RTM Quarterly Update, second Stephen Selbst, vote 7-0-0. Chair to submit for posting. Unanimous consent to post Safety Fact Sheet as drafted. Phasing / Safety forum to be discussed at meeting on November 14.
7.00	Adjourn	<ul style="list-style-type: none"> 8:30am Motion to Adjourn Leander Krueger, second Stephen Selbst