



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, November 14, 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		A
Leigh Erin Izzo	P	
Leander Krueger	P	
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)		A
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Guests		
Rich Bittenbender (OGS neighbor)	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"> No items discussed.
3.00	Approve minutes from October 31 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second Leigh Izzo, Vote 8-0-0.
4.00	Project Team Update <ul style="list-style-type: none"> a. Design Development & Final Site Plan update <ul style="list-style-type: none"> i. Existing conditions update ii. Building and fire code update iii. Stormwater update b. Discuss appeal of Municipal Improvement decision 	<p><u>Design Development & Final Site Plan update</u></p> <ul style="list-style-type: none"> SPA making progress on DD, working on ARC submission to include lighting, landscaping, elevations, etc. SPA to provide draft ARC submission to committee by 11/20 for comment prior to submission on 11/22 in anticipation of 12/6 ARC meeting. <u>Existing Conditions</u>: SPA conducted site visit on 11/7, discovered four chimney's supported from the floor, designed in accordance with their review of the 1949 plans. SPA saw no immediate concerns but recommended investigation as part of required due diligence to determine if any additional actions needed. Downes and Langan working on proposal for additional diligence, likely to occur over Christmas break. <u>Building and fire code</u>: SPA had meeting with Building Official and Fire Marshal. SPA noted during walkthrough they noted corridor doors without labels and non-fire rated doors and frames that would need to be replaced to meet code. DPW Rep said he thought meeting went well for phasing concerns and fire protection. <u>Stormwater</u>: Town Engineer and Langan met over past week to further discuss storm design for project. SPA noted that Town had plans to pipe existing catch basin to Town's storm system through the neighbor yard with new piping system; since project is focused on the school renovation, we may need to come up with another means to handle flow, perhaps by connecting another storm line on school property. Langan working with DPW Sewer division to resolve. <p><u>Municipal Improvement Appeal</u></p> <ul style="list-style-type: none"> Chair noted that appeal was submitted and will be on RTM agenda for 12/11, with committee meetings on 12/4 and district meetings on 12/6-7. Will discuss gameplan for coverage at next meeting.
5.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. Discuss and potential vote on additional diligence scope b. Discuss and vote on appraisal proposal from Austin McGuire for \$3,300 c. Discuss and vote on Morganti Invoice #6 for \$3,150 d. Discuss and vote on purchasing OGSBC banner for \$186.11 	<ul style="list-style-type: none"> Additional diligence scope not yet ready for committee review/approval Motion by Jackie Welsh to approve Austin McGuire proposal (includes 50% retainer), second Leander Krueger, Vote 8-0-0. Motion by Jackie Welsh to approve Morganti invoice as listed on agenda, second Leander Krueger, Vote 8-0-0. Motion by Leigh Izzo to approve purchase of banner as listed on agenda and reimbursement to Chair, second Leander Krueger, Vote 7-0-1. Chair abstained.
6.00	Public Relations Update <ul style="list-style-type: none"> a. Discuss potential forum focused on phasing / safety b. Discuss communications assistance 	<ul style="list-style-type: none"> Safety/Phasing forum to be set for 11/28 @ 9am. Downes and Langan to put together intro presentation on safety and phasing and to lead the discussion. Communications assistance not discussed.
7.00	Adjourn	<ul style="list-style-type: none"> 8:21am Motion to Adjourn Michael Mercanti-Anthony, second Leander Krueger.