



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, November 28, 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	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)	P	
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	
Dean Petrucelli (Silver Petrucelli & Associates)	Zoom	
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	P	
Jeff Anderson (Downes Construction Company)	P	
Joe Devine (Langan)	Zoom	
Kristen Mitchell (Langan)	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 7:07 am.
2.00	Housekeeping	<ul style="list-style-type: none"> Committee will meet on Tuesday 12/5 at 7am.
3.00	Approve minutes from November 14 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Stephen Selbst, second Leander Krueger, Vote 8-0-0.
4.00	Project Team Update	<p><u>Design Development & Final Site Plan update</u></p>
	a. Design Development & Final Site Plan updates	<ul style="list-style-type: none"> <u>ARC Prep</u>: SPA submitted documents for 12/6 ARC meeting. Leander Krueger briefed the committee that ARC considers how the plan affects the neighbors, how it looks from the outside, the aesthetic fit, and landscaping and lighting. The OGSBC submission is likely to take two meetings to get through ARC.
	i. Architectural Review Committee prep	
	ii. DD schedule	<ul style="list-style-type: none"> <u>DD Schedule</u>: Chair noted that DD completion will be pushed to early 2024 to allow investigative work to be completed. SPA looking to have 100% DD set on January 19, with estimate targeted for completion in mid-February. SPA working on revised AE schedule.
	iii. Rerouting conduit on first floor	<ul style="list-style-type: none"> <u>Rerouting conduit on first floor</u>: SPA noted that conduit relocations, wiring will be required to 2nd and 3rd floor to allow the 1st floor ceiling to be raised by 1.5 feet. SPA to visit site through end of year to document conditions so can be priced. Options include 1) keep ceiling at 7'; 2) Remove ceiling and see existing items in ceiling, ceiling remains at 7'; 3) Remove ceiling and relocate conduit to provide higher ceiling at 8.5'. Downes will need to discuss vertical routing.
	iv. Playground consultant	<ul style="list-style-type: none"> <u>Playground consultant</u>: Chair to follow-up with GPS purchasing.
	v. Commissioning kickoff	<ul style="list-style-type: none"> <u>Commissioning kickoff</u>: Meeting held last week, AKF to review documents, provide comments.
	vi. Appraisal	<ul style="list-style-type: none"> <u>Appraisal</u>: Appraiser will walk the building in December but defer to completion of appraisal until DD estimate complete in Feb. SPA to provide code letter to be used with P&Z.
	vii. Stormwater	<ul style="list-style-type: none"> <u>Stormwater</u>: Langan trying to resolve stormwater runoff from outside OGS property. Existing catch basin serves more than just OGS property. To satisfy P&Z and neighbor, added design needed. Langan seeking approval for added catch basin and additional storm pipe. Chair to meeting with DPW Commissioner to discuss.
	viii. Soil and water characterization testing	<ul style="list-style-type: none"> <u>Soil and water characterization testing</u>: Langan noted testing was performed, noted arsenic found slightly over allowed level. Langan noted this is common. Excavated soil will go to special facility.
	b. Discuss organization for Municipal Improvement appeal	<p><u>Municipal Improvement Appeal</u></p> <ul style="list-style-type: none"> At next meeting, committee to discuss coverage for 12/6-7 RTM meetings, background document to be shared with committee.
5.00	Financial & Consultant Selection Update	<ul style="list-style-type: none"> Motion by Stephen Selbst to increase SPA contract to \$1.1m, second Leander Krueger, vote 7-0-0.
	a. Discuss and potential vote on Silver Petrucelli + Associates invoice # 23-1449 for \$86,574.76	<ul style="list-style-type: none"> Motion by Stephen Selbst to approve SPA invoice as listed, second Leander Krueger, vote 7-0-0.
	b. Discuss and vote on Shipman & Goodwin invoice # 637396 for \$250	<ul style="list-style-type: none"> Motion by Stephen Selbst to approve Shipman & Goodwin invoice as listed, second Leander Krueger, vote 7-0-0.
6.00	Public Relations Update	<ul style="list-style-type: none"> Materials for Safety/Phasing forum sent in advance. Downes and Langan ready to present in person. No comments from committee on presentation.
	a. Final review of materials for Phasing / Safety forum	

b. Discuss communications assistance

- Communications assistance not discussed.

7.00 Adjourn

- 8:28am Motion to Adjourn Stephen Selbst, second Leander Krueger.