



TOWN OF GREENWICH

Old Greenwich School Building Committee
Introduction to Student and Staff Safety & Phasing
Tuesday, November 28, 2023
9:00am
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		A
Cristina Dawson	P	
Leigh Erin Izzo	P	
Leander Krueger	P	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)		A
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)		A
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	P	
Jeff Anderson (Downes Construction Company)	P	
John Fraioli (Downes Construction Company)	P	
Matt Myers (Langan)	P	
Jamie Barr (Langan)	P	
Michael Dooley (AKF)	Zoom	
Guests		
Dr. Toni Jones (GPS Superintendent)	Zoom	
Dan Watson (GPS Facilities Director)	Zoom	
Rich Bittenbender (OGS neighbor)	P	
Caterina Moura (OGS parent)	P	
Courtney Murphy (OGS parent)	P	
Mary Tobin (OGS parent)	P	

Guests (cont'd)		
Patrick Sherwood (OGS parent)	P	
Larry Imbrogno (OGS parent)	P	
Sarah Williams (OGS parent)	P	
Carol Ravera (OGS parent)	P	
Steviann Martines (OGS parent)	P	
Linda Whitridge (OGS parent)	P	
Kathryn Cooper (OGS parent)	P	
Erica Jacoby (OGS parent)	P	
Hara Ghisholt	Zoom	
Bey-Shan Liu (ISD PTA)	Zoom	
Brett Weiss (OGS parent)	Zoom	
Nicole Zausmer (OGS parent)	Zoom	
Lindsay Kelly (OGS parent)	Zoom	
Liz Saxe (OGS parent)	Zoom	
Michelle Horgan (OGS parent)	Zoom	
Carolyn Daley (OGS parent)	Zoom	
Katherine Vairo (OGS parent)	Zoom	
Crystal Ramakrishnan (OGS parent)	Zoom	
Megan Berendowski (OGS parent)	Zoom	
Yuko	Zoom	
Ana Kostovic (OGS parent)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 9:05 am.
2.00	Welcome and Introduction	<ul style="list-style-type: none"> Chair thanked all for attending. Noted there have been 70 meetings of the OGSBC and this is the 8th forum. Chair noted that today we are focused solely on safety and phasing. Chair said that even though BET rejected funding, design is continuing: Schematic Design was completed in June and project is currently in the Design Development stage. DD targeted for completion in February, at which point Downes to provide updated estimate on project cost.
3.00	Introduction to Student and Staff Safety & Phasing led by Downes Construction, Langan	<ul style="list-style-type: none"> Downes and Langan walked through presentation, answered questions along the way.
4.00	Questions & Answers	<p>Among many questions answered, below are a number of key ones:</p> <p><i>Why can't work only be done during the summer?</i></p> <ul style="list-style-type: none"> Chair: Board of Education has approved this project as a phased, occupied renovation. If construction was done only during the summer, it would take 10+ years to complete the renovation and costs would be hard to project/control. <p><i>What about the noise? Will it be noisy?</i></p> <ul style="list-style-type: none"> Downes: Barriers that will be used are sound-rated and noise-making activities will be done after school hours. Work will be coordinated with the school as to what will be allowed, will take advantage of days off from school. <p><i>Have you done renovations on schools that are 100 years old?</i></p> <ul style="list-style-type: none"> Downes: Yes.

What background testing do you do and what do you test for?

- Downes: Criminal and drug testing will be required for all subcontractors. Thereafter will test for drugs based upon reasonable suspicion.

How will the phasing work?

- Downes: We are in the process of planning the exact phasing. We will create swing space to move students to different rooms / classrooms. Will involve some shuffling of kids. Four classroom addition will be done first to begin to create swing space. At the current time, project does not have alternative space to relocate kids. Notifications will be sent to all parents and staff in advance of major work. One-hour fire-rated walls, plastic sheeting, and negative pressure will be used to keep air inside contained area.
- Chair: Committee will explore whether Pre-K students can be relocated to a different facility to free up swing space.

Do you have any sense of impact on existing playing fields, playgrounds?

- Downes: Have conceptual plan but not yet finalized. At this time we don't anticipate that fields will be lost during the renovation.

Why can't the kids be in school when abatement is going on?

- Langan: There are strict protocols for abatement activities, requiring multiple levels of approval and stringent safeguards. With relevant approvals, abatement can happen while kids in school but Langan would prefer to do on 2nd shift (i.e. when kids not in building).

Is it against the law to do abatement while kids are in school?

- Langan: No but there are strict protocols for abatement during the school year.

Have you ever had a situation where kids can't come to school as a result of abatement / construction activities?

- Downes / Langan: No we have not. Neither has had a school shutdown as a result.

Are we doing abatement only in the evenings or summers or school breaks?

- Downes / Langan: Correct, that is the current working plan.

If the abatement is only a few weeks, why can't you do it all in 1 summer?

- Downes / Langan: Abatement would be a few weeks per phase. Can't do all abatement all at once or the school would not be functional since construction activities need to follow abatement activities. This is why a phased renovation is a standard practice.

Is there any air monitoring of the interior and exterior?

- Downes / Langan: Yes, will continuously monitor and test the air inside the building and what is exhausted to the exterior. Every night that there is abatement conducted, will do air sample test, which will go to New York City via an overnight courier, with results returned by the morning before kids back in the building.

Are you going to have to get approval from the state to conduct abatement?

- Langan: Yes, any abatement during the school year will require state approval. Based on information from the CT Department of Public Health, there are currently 31 school abatement projects ongoing in the state of CT during the 2023 school year.

Are the air sample results public?

- Langan: This is not typically done but results are shared with the school building before school opens the next day. That said, we can work with the building committee and school to figure out best way to communicate that.

What are the ramifications if the rules are not followed?

- Downes / Langan: We will stop the project if anyone is not following the guidelines. We will make sure the workers are certified. We will be here at all times when abatement is being performed.

What are the contingency measures if (air) tests fail?

- Langan: Additional air sampling is taken before anyone returns into the area and will be tested overnight. The Department of Public Health is notified. Contingency plans will address things like if there is a leak from a hose or a loss of electrical power.

Will an O&M (Operations & Maintenance Manual) be provided?

- Downes / Langan: The subcontractor will be required to turn in a management plan that will be reviewed. An O&M for ACM typically are not done but a management plan is developed, submitted, and reviewed by the State.

Do we have access to the initial asbestos report?

- Chair: Yes it's with the Schematic Design materials posted on the OGSBC website.

What is the timeline going forward?

- Downes: We will have a more defined plan at the end of the Design Development stage in February 2024. Current plan is that the project will take 30-36 months from when construction starts.
- Chair: Based on BET rejection of construction funding to date, the earliest the building committee expects the renovation to start is summer 2025.

When would conversations start with the State?

- Downes / Langan: We would start notifying the State 30 days before the work starts, they want to know the name of the subcontractors, work hours, etc.
- Chair: That is 18+ months from now and committee will brief community on the phasing plan well in advance of that.

Can we opt out with our kids if we don't want them to be at the school? Is there an option for portable classrooms?

- Chair: To opt out, someone would need to bring that request to the Superintendent for a decision. Modular classrooms have significant cost; this project was not configured as such by the BOE and was approved as a phased, occupied renovation which is common.

What if you encounter mold?

- Downes / Langan: We looked throughout the building and did not see any mold. If we discover mold we will have to address it, remove it, and test to ensure it's removed. If encountered it would be behind hard barriers with negative air containment in place. There would be no exposure to students and staff with these measures in place.

5.00 Adjourn

- 10:38am Motion to Adjourn from Leander Krueger, second Jackie Welsh.