



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, December 5, 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	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	Zoom	
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)		A
Paul Jorgensen (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	P	
Jeff Anderson (Downes Construction Company)	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 7:08 am.
2.00	Housekeeping	<ul style="list-style-type: none"> Nothing to discuss.
3.00	Approve minutes from two meetings on November 28	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second Jackie Welsh, Vote 8-0-0.
4.00	<p>Project Team Update</p> <p>a. Design Development & Final Site Plan updates</p> <p>i. Architectural Review Committee prep</p> <p>ii. DD schedule</p> <p>iii. Playground consultant</p> <p>b. Appeal of Municipal Improvement</p> <p>i. Recap of forum on phasing & safety</p> <p>ii. Recap of RTM Committee Meetings</p> <p>iii. Prep for RTM District and Full RTM Meetings</p>	<p><u>Design Development & Final Site Plan update</u></p> <ul style="list-style-type: none"> <u>ARC Prep</u>: SPA said they were prepared for ARC meeting on 12/6. David, Dean, and Kristen to present. <u>DD Schedule</u>: SPA said aiming for 100% DD submission on 1/19/2024 with plans/specs. Downes and PMC to then estimate and reconcile by 2/16. SPA to include items that may arise from ARC meeting, design team meetings to continue weekly. Chair noted Feb/March is tentative timeframe for Final Site Plan submission. <u>Playground consultant</u>: Chair reported that GPS purchasing says ok for consultant to participate. SPA noted specs must be open and not sole-sourced per OGA; if sole-sourced is desired, special paperwork needs to be filed with State. SPA to schedule meeting and discussions can begin to see if consultant that Town uses (or one Langan has used in the past) can provide paperwork required. <p><u>Appeal of Municipal Improvement</u></p> <ul style="list-style-type: none"> <u>Recap of Forum on Phasing/Safety</u>: people seemed to think forum went well, with good questions, answers, and feedback. <u>Recap of RTM Committee Meetings</u>: Chair reported that RTM committees all unanimously approved OGS MI: BOC, Education, Land Use, Legislative & Rules. One appellant revoked signature. Chair thanked Barbara, Mike, and Peter for attending. <u>Prep for RTM District and Full RTM Meeting</u>: Chair noted the desire to provide coverage at district meetings on 12/6-7. Committee members to review availability.
5.00	<p>Financial & Consultant Selection Update</p> <p>a. Discuss and potential vote on Downes exploratory proposal for \$38,865</p> <p>b. Discuss and vote on SP+A amendment #7 for \$16,390</p>	<ul style="list-style-type: none"> Downes explained order of magnitude is to review conditions above ceilings where multiple ceilings exist and to investigate chimney support. Work to occur over Christmas Break, Tues-Fri and possibly Saturday. Spectrum to serve as demo/abatement subcontractor, work with Langan to perform investigation required to provide clarity. Structural engineer on site too. Walk thru scheduled 12/13. Motion by Leander Krueger to approve Downes proposal, second Jackie Welsh, Vote 9-0-0. SPA noted Langan proposal for glove bag work and required notices per State DPH. Motion by Leander Krueger to approve proposal, second Stephen Selbst, Vote 9-0-0. Cost for custodial coverage: Chair noted that GPS asked BC to pay for overtime for custodial coverage, expected cost of \$2,000-3,000 for this work. Committee agreed to proceed since this work needs to get done, will review this issue and decide how to proceed in the future.
6.00	Public Relations Update	<ul style="list-style-type: none"> No further items to discuss.
7.00	<p>Executive Session</p> <p>a. Discuss AKF contract</p>	<ul style="list-style-type: none"> Postponed until next meeting.
7.00	Adjourn	<ul style="list-style-type: none"> 8:08am Motion to Adjourn Leander Krueger, second Jackie Welsh.

