



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, December 19, 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		A
Cristina Dawson	P	
Leigh Erin Izzo	Zoom	
Leander Krueger		A
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	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Guests		
None		

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:06 am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting will be January 9, 2024. Design team will meet twice before then to advance the DD drawings. Chair noted AKF contract has been executed and Consulting Agreement has been sent to Appraiser. Chair offered motion to take agenda items 5 and 6 out of order, second Stephen Selbst, adopted by Unanimous Consent.
3.00	Approve minutes from December 12 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Stephen Selbst, second Cristina Dawson, Vote 7-0-0.
4.00	Project Team Update <ol style="list-style-type: none"> a. Design Development & Final Site Plan updates i. Discuss diligence work over Christmas Break ii. DD schedule iii. Next ARC submission iv. Design Update v. Review of code items 	<u>Design Development & Final Site Plan update</u> <ul style="list-style-type: none"> <u>Diligence over Christmas Break</u>: SPA, Downes, Morganti, GPS facilities staff, Chair and Vice Chair attended walk through last week. Work to start December 26 and complete by December 29. SPA will review conditions as exploratory investigation occurs. <u>DD Schedule</u>: SPA reported design being finessed for both DDs and upcoming ARC submission. SPA expects 100% DD set on January 19. Downes to have estimate around February 6, with reconciliation complete by February 16. Value engineering work expected week February 19, with presentation to committee no later than February 27. BOE meets March 2 if needed, although already approved FY 2024-2025 capital budget of \$43.0 million. Will work with BET to ensure meeting in the context of FY 2024-2025 budget deliberations. <u>Next ARC submission</u>: SPA targeting ARC submission on January 2, to present on January 18 and address prior comments. <u>Design Update</u>: Design team discussed finishes and colors, along with cathedral ceiling height for new addition. Will explore options as ceiling height seems too tall. <u>Playground</u>: Cristina Dawson and Morganti met with GameTime last week. Current playground area will be off-limits for approx. one year while addition being constructed. Relocating playground during construction + purchasing new playground for when construction complete effectively doubles the cost. Rubber surfacing more expensive but has lower maintenance cost than mulch. All agreed that not acceptable to have temporary playground due to safety concerns. Committee asked Design team to explore layout to see if possible to do playground once rather than relocate + replace.
5.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Discuss and vote on Shipman & Goodwin invoice #638564 for \$250 	<ul style="list-style-type: none"> Chair and Owner's Rep presented updated cash flow. Bottom line: sufficient funds to complete pre-construction process based on what we know at this point. \$615,048 has been spent or encumbered, not including the work to be conducted over Christmas Break. Motion by Stephen Selbst to approve invoice as listed on agenda, second Jackie Welsh, Vote 7-0-0.
6.00	Public Relations Update <ol style="list-style-type: none"> a. Discuss potential Teacher Forum on January 3 or February 7 	<ul style="list-style-type: none"> Principal Bencivengo asked Committee to set forum to update staff, with a focus on safety & phasing. Principal Bencivengo to collect questions from teachers prior to meeting. Committee said it welcomed if any teachers wanted to sit in on weekly meetings. Committee set date of February 7 @ 3:15pm for this forum. Chair to post notice.
7.00	Adjourn	<ul style="list-style-type: none"> 8:28am Motion to Adjourn Cristina Dawson, second Jackie Welsh.