



# TOWN OF GREENWICH

**Old Greenwich School Building Committee**

**Tuesday, January 23, 2024**

**7:00am**

**Old Greenwich School Media Center and via Zoom**

**Meeting Notes**

Committee Roster

Name	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	P	
Barbara O'Neill (Secretary)	P	
Jason Brown		A
Cristina Dawson	P	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)		A
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)	P	
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
<b>Project Team</b>		
David Stein (Silver Petrucelli & Associates)	Zoom	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)		A
Lawrence Rosati (Morganti Group)	P	
Jeff Anderson (Downes Construction Company)	Zoom	
Anthony DiMauro (Downes Construction Company)	Zoom	
<b>Guests</b>		
None		

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> <li>Meeting was called to order at 7:04am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Morganti to forward latest precon schedule to Principal Bencivengo. Downes advised existing foundation diligence to occur in the spring.</li> </ul>
3.00	Approve minutes from January 9 meeting	<ul style="list-style-type: none"> <li>Motion to approve minutes by Leander Krueger, second Cristina Dawson, Vote 8-0-0.</li> </ul>
4.00	Project Team Update <ol style="list-style-type: none"> <li>a. Design Development update               <ol style="list-style-type: none"> <li>i. Presentation of Design Development drawings</li> <li>ii. DD estimate</li> </ol> </li> <li>b. Final Site Plan update               <ol style="list-style-type: none"> <li>i. Recap of ARC meeting</li> <li>ii. Appraisal prep</li> <li>iii. Final Site Plan timeline</li> </ol> </li> </ol>	<p><u>Design Development update</u></p> <ul style="list-style-type: none"> <li><u>DD Drawings</u>: SPA noted that the DD drawings are 100% complete and distributed to committee leadership on January 22. Chair sent around to all committee members for their review/input. SPA noted that submission includes 258 drawings, 3 volumes for specifications. Page turning session to be scheduled for this week, plus additional meetings. SPA sent links to Building Official and Fire Marshal and will schedule meetings with them.</li> <li><u>DD Estimate</u>: Downes confirmed they have the 100% DD set and will touch base with SPA and their estimator PM+C. Downes aiming for end of February for estimate reconciliation. Chair asked if Downes could be ready for BC's February 27 meeting. Chair stated that wants to be ready to bring estimates to the BET by early March. Downes will resume phasing conversations. Downes to establish an allowance regarding open question on foundation connections to new addition.</li> </ul> <p><u>Final Site Plan update</u></p> <ul style="list-style-type: none"> <li><u>ARC Recap</u>: SPA reported on ARC meeting, which they thought went well. SPA will comply with comments from ARC with respect to proportions and respond to ARC regarding Town Hall entrance. Leander Krueger said she thought a narrative addressing the Town Hall comparison could be sent via electronic return.</li> <li><u>Appraisal Prep</u>: Chair asked Morganti to touch base with Austin McGuire to get them started and make sure they were aware of current estimating process/timeline.</li> <li><u>Final Site Plan timeline</u>: SPA flagged need to resolve site drainage catch basin / sanitary for sewer laterals to the street. SPA proposed submitting final site plan to P&amp;Z after DD estimate is reconciled.</li> </ul>
5.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> <li>a. Discuss additional proposals from SP+A / Langan</li> <li>b. Discuss and vote on Downes invoice #3 for \$8,915</li> <li>c. Discuss and vote on Downes invoice #4 for \$21,546.94</li> </ol>	<ul style="list-style-type: none"> <li>SPA presented three proposals from Langan regarding landscape / sensory garden design, additional stormwater investigation work related to existing sewer lines, and additional survey and mapping associated with existing stormwater. Committee agreed to hold off on the sensory garden design proposal. Committee to help set meeting with DPW and GPS regarding the drainage/sewer proposals to determine best path forward.</li> <li>With no objection to taking up the Downes invoices on a combined basis, Leander Krueger offered a motion to approve both Downes invoices as listed on the agenda, second Stephen Selbst, Vote 7-0-0.</li> </ul>
6.00	Public Relations Update <ol style="list-style-type: none"> <li>a. Discuss FY 2024-2025 Budget Calendar</li> <li>b. Discuss and vote on RTM Quarterly Update</li> </ol>	<ul style="list-style-type: none"> <li>Chair inquired about attendance at the BET public hearing that evening; several members indicated they would attend.</li> <li>Motion by Leander Krueger to approve RTM Quarterly Update, second Stephen Selbst, Vote 7-0-0.</li> </ul>
7.00	Adjourn	<ul style="list-style-type: none"> <li>8:14am Motion to Adjourn Leander Krueger, second Cristina Dawson.</li> </ul>