



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, December 12, 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	P	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
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)	P	
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Paul Jorgensen (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Kristen Mitchell (Langan)	Zoom	
Guests		
Rich Bittenbender (OGS neighbor)	P	
Rosalind Nicastro (D3 RTM member)	Zoom	

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"> Nothing to discuss.
3.00	Approve minutes from December 5 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second Stephen Selbst, Vote 7-0-0.
4.00	Project Team Update <ul style="list-style-type: none"> a. Design Development & Final Site Plan updates <ul style="list-style-type: none"> i. Next steps on Architectural Review Committee ii. Classroom and corridor options iii. Discuss geothermal & photovoltaic b. Appeal of Municipal Improvement <ul style="list-style-type: none"> i. Recap of Full RTM Meeting 	<p><u>Design Development & Final Site Plan update</u></p> <ul style="list-style-type: none"> <u>Next steps on ARC:</u> ARC meeting reported to have gone well. Committee will need to go back again in Jan to answer questions regarding asphalt pathways (any more permeable options?), color of gutters, front entry portico details, glass hallways to the addition, and skateboard prevention devices. Design team will report back at 12/19 meeting with suggested next steps. SPA believed they would be in position to resubmit to ARC in early January. <u>Classroom and corridor options:</u> Design team reported options and sections that SPA is working to resolve for corridor. Design team reported new ceiling will have cathedral ceilings with acoustic treatments currently being reviewed. Steps by gymnasium entrance confirmed to be included in design. Next design meeting is 12/19. <u>Discuss geothermal & photovoltaic:</u> Committee discussed whether geothermal was an option for the project. Peter Schweinfurth from EMAC reported that it's not worth exploring in-depth because the project is an alteration with no changes to the building envelope or windows. SPA has extensive experience with geothermal for schools and that incorporating it here would require a redesign; the equipment, manifolds, and ductwork would be challenged for this project given the flood plain and that the OGS Ed Specs do not call for changes to the building envelope. For photovoltaic, roof loads would need to be reconsidered and would require redesign and take time. Committee agreed to discuss this topic at an upcoming public forum. <p><u>Appeal of Municipal Improvement</u></p> <ul style="list-style-type: none"> <u>Recap of Full RTM Meeting:</u> Full RTM voted 126-4-2 to approve the OGS MI. Appellants did not show up to the RTM meeting. Chair thanked committee members Molly Saleeby, Mike Mercanti-Anthony, Stephen Selbst, Cristina Dawson, Leander Krueger, and Jackie Welsh who helped brief RTM committees and districts.
5.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. Executive Session to discuss AKF Contract b. Discuss and vote on AKF Contract 	<ul style="list-style-type: none"> Committee received draft contract in advance of meeting. Committee had no questions or concerns that needed to be discussed in Executive Session. Motion by Leigh Izzo to approve AKF contract, second Leander Krueger, Vote 8-0-0.
6.00	Public Relations Update	<ul style="list-style-type: none"> No items to discuss.
7.00	Adjourn	<ul style="list-style-type: none"> 8:06am Motion to Adjourn Leander Krueger, second Stephen Selbst.