



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, March 12, 2024

5:00pm

Old Greenwich School Media Center and via Zoom

Meeting Notes

Committee Roster	Present	Absent
Voting Members		
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	Zoom	
Stephen Selbst (BET Rep)	P	
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)		A
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)	Zoom	
Alan Gunzburg (Liaison, FSAC4PWD)		A
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)		A
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Anthony DiMauro (Downes Construction Company)		A
Ryan Patrick (Downes Construction Company)	Zoom	
Chip Natsis (Downes Construction Company)	Zoom	
Guests		
Rich Bittenbender (neighbor)	P	
Dan Watson (GPS Facilities Director)	Zoom	
Leslie Moriarty (BET member)	Zoom	
Harry Fisher (BET member)	Zoom	
Jessica Simms (Greenwich Time)	Zoom	
Clare Kilgallen (CMSBC Vice Chair)	Zoom	
Lucia Jansen (BET member)	P	
David Alfano (BET member)	P	
Mary Tobin (OGS PTA)	Zoom	
Kathryn Cooper (OGS PTA)	Zoom	
Nisha Arora (BET member)	Zoom	
Elliot Alchek (BET member)	Zoom	
Stephanie Cowie (RTM member)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 5:05pm.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair reported that we will be meeting on Tuesday March 19 @ 7am
3.00	Approve minutes from March 5 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Stephen Selbst, second by Cristina Dawson, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Design Development & Final Site Plan update i. Presentation of DD estimate ii. Presentation of proposed revisions to OGS Ed Specs iii. Discuss upcoming meetings with BOE and BET iv. Discuss and vote on project estimate v. Discuss and vote on proposed revisions to OGS Ed Specs 	<ul style="list-style-type: none"> <u>Presentation of DD estimate</u>: Jeff Anderson and Ryan Patrick from Downes presented the DD estimate. Downes reported the estimate had been reconciled with a 3rd party independent estimator, PM&C of Massachusetts. Downes presented three options: a Recommended Estimate that is in line with the Ed Specs, a Cost Management Estimate that would remove some items from the project, and an Added Scope option that would bring some additional maintenance items into the project. The Recommended Estimate is \$46,346,935, which would require \$44,260,935 in construction funds. After explaining the difference between the estimates, and walking through added costs and value engineering choices, Downes reported 4 items driving the added \$1.5 million: adding the playground (\$525k), an increased budget for a hygienist during construction (\$150k), light fixtures that need to get upgraded to LED (\$647k), and incremental roofing for new HVAC equipment (\$361k). Downes answered several questions from committee members. Chair asked all members if they would change anything in the Recommended Estimate; all said “No”. <u>Presentation of Ed Spec revisions</u>: David Stein of SPA walked the building committee through proposed revisions in the Ed Specs to ensure alignment with the current design and avoid future confusion with the state. The Chair and Molly Saleeby offered a few minor edits, which David Stein incorporated. <u>Upcoming BOE/BET meetings</u>: The BOE is having a special meeting Thursday March 14 to discuss the OGS Ed Specs and the DD Estimate. Chair to provide materials to BOE members in advance. Stephen Selbst suggested that the Chair and he meet with the BET Chairman in the coming days to discuss how to present this information to the BET in advance of its March 27 Decision Day. <u>Vote on Project Estimate</u>: Motion by Stephen Selbst to approve Recommended Estimate of \$46,346,935, second Mike Mercanti-Anthony, Vote 8-0-0. <u>Vote on proposed Ed Specs revisions</u>: Motion by Stephen Selbst to approve proposed revisions to OGS Ed Specs, second Cristina Dawson, Vote 8-0-0.
5.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Discuss and vote on SPA invoice #24-224 for \$19,463.90 b. Discuss and vote on Morganti invoice #8 for \$14,567.54 	<ul style="list-style-type: none"> Motion by Stephen Selbst to approve SPA invoice as listed on agenda, second Cristina Dawson, Vote 8-0-0. Motion by Stephen Selbst to approve Morganti invoice as listed on agenda, second Cristina Dawson, Vote 8-0-0.
6.00	Public Relations Update <ol style="list-style-type: none"> a. FY 2024-2025 Budget update 	<ul style="list-style-type: none"> Stephen Selbst reported the BET is prepared to meet with the building committee in advance of March 27.
7.00	Adjourn	<ul style="list-style-type: none"> 6:34pm Motion to Adjourn Stephen Selbst, second Cristina Dawson.