



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, April 9, 2024

7:00am

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	Zoom	
Cristina Dawson		A
Leigh Erin Izzo	P	
Leander Krueger		A
Stephen Selbst (BET Rep)	Zoom	
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)		A
Steve Croteau (Silver Petrucelli & Associates)		A
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)		A
Anthony DiMauro (Downes Construction Company)	Zoom	
Ryan Patrick (Downes Construction Company)		A
Guests		
Rich Bittenbender (neighbor)	P	
Dan Watson (GPS Facilities Director)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:05am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair advised: next meeting Tuesday, April 23
3.00	Approve minutes from March 26 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Barbara O'Neill, second by Leigh Izzo, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Debrief BET Decision Day b. Discuss project estimate and owner contingency c. Discuss kickoff to state application process d. Presentation of Design Development completion items e. Discuss and vote to authorize completion of Design Development f. Status of remaining items on Final Site Plan submission 	<ul style="list-style-type: none"> <u>BET Decision Day</u>: Stephen Selbst reported that the BET has not completed its budgeting process but thus far has approved \$43.0 million in construction funds for the OGS renovation. He expected the BET would meet on April 18 or 19 to complete its deliberations. <u>Project estimate and owner contingency</u>: Based on construction funds approved by the BET (subject to RTM approval in May), Chair reported that owner contingency on hard costs would be ~\$760,000. Chair discussed with BET Chair, who understands that is insufficient to start construction and that an interim appropriation would be required to adequately protect the town. SPA said that state may have concern with reduced owner contingency. Chair to meet with GPS Admin on April 12 to discuss open capital projects for OGS. <u>Discuss kickoff to state application process</u>: Morganti to set up meeting with Downes, SPA, and building committee members week of April 22 to discuss mechanics of preparing for the state application process. Chair reported that he has drafted state resolutions, passed those along to the BOE and GPS Admin, and reached out to the RTM Moderator to discuss when those would be on the RTM Call. SPA reminded the building committee that the State requires approved meeting minutes when submitting application, so preferable to have it considered as part of the May RTM budget meetings. <u>Design Development completion items</u>: Vice Chair reported on two productive meetings with Morganti, Downes, and SPA where they went through the value engineering items line by line, including MEP, to ensure decisions reflected in drawings. Some items – doors, connector to addition, substitute for “clouds” in new addition – are still being discussed and will be addressed during the Construction Documents phase. SPA reported that it had all documents and reports that were part of the DD process and would package them to be posted on the OGSBC website. At next meeting, SPA will provide draft Construction Documents schedule and list of recommended exploratory work to be completed in the coming weeks/months. <u>Authorize completion of Design Development</u>: Motion by Jackie Welsh to authorize completion of the Design Development phase and commence work on Construction Documents, second by Barbara O'Neill, without objection approved by unanimous consent. <u>Final Site Plan submission</u>: SPA reported that next focus is on preparing for the Final Site Plan submission. SPA will meet with Langan next week and report an update on April 23. Building committee expressed interest in an update on April 23 on the sewer design, energy narrative, lighting regulations, and updated numbers for the building appraisal. Aiming for either May 14 or May 29 P&Z meeting, with submission two weeks prior.

5.00	<p>Financial Update</p> <p>a. Discuss and vote on SP+A invoice #24-258 for \$29,293.86</p> <p>b. Discuss and vote on Downes invoice #5 for \$45,716.07</p>	<ul style="list-style-type: none"> • Motion by Jackie Welsh to approve payment of SPA invoice as listed on agenda, second by Barbara O’Neill, without objection approved by unanimous consent. • Motion by Jackie Welsh to approve payment of Downes invoice as listed on agenda, second by Barbara O’Neill, without objection approved by unanimous consent.
6.00	<p>Public Relations Update</p> <p>a. Discuss and vote on RTM Quarterly Report</p> <p>b. Discuss RTM Forum on May 1</p>	<ul style="list-style-type: none"> • Motion by Stephen Selbst to approve RTM Quarterly Report due April 13, second by Jackie Welsh, without objection approved by unanimous consent. • Building committee discussed the RTM Forum on May 1 @ 6pm. SPA and Downes will participate and everyone to think about materials to prepare for this forum.
7.00	Adjourn	<ul style="list-style-type: none"> • 8:08am Motion to Adjourn Barbara O’Neill, second Leigh Izzo.