



# TOWN OF GREENWICH

**Old Greenwich School Building Committee**

**Tuesday, April 23, 2024**

**7:00am**

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

**Meeting Notes**

<b>Committee Roster</b>	<b>Present</b>	<b>Absent</b>
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary)	P	
Jason Brown	Zoom	
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)		A
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	Zoom	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)		A
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)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Anthony DiMauro (Downes Construction Company)	Zoom	
Ryan Patrick (Downes Construction Company)		A
Joe Devine (Langan)	Zoom	
<b>Guests</b>		
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"> <li>Meeting was called to order at 7:06am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Next full meeting on May 7; teacher and RTM forums on May 1.</li> </ul>
3.00	Approve minutes from April 9 meeting	<ul style="list-style-type: none"> <li>Motion to approve minutes by Leander Krueger, second by Barbara O'Neill, without objection approved by unanimous consent.</li> </ul>
4.00	Project Team Update <ol style="list-style-type: none"> <li>a. Debrief BET approved budget</li> <li>b. Discuss kickoff to state application process</li> <li>c. Construction Documents schedule</li> <li>d. List of remaining exploratory work</li> <li>e. Update on phasing plan</li> <li>f. Status of remaining items on Final Site Plan submission</li> </ol>	<ul style="list-style-type: none"> <li><u>Debrief BET approved budget</u>: Chair reported that BET approved \$43.0 million in construction funds for the OGS renovation. Chair met with GPS Admin to discuss open capital projects at OGS and ensure coordination with the building committee's efforts.</li> <li><u>Discuss kickoff to state application process</u>: Project team to meet April 24 to discuss initial steps in state application process. First step is RTM approval of construction funds (expected May 13) and then RTM approval of state resolutions (expected June 10). Minutes for both will be included in application.</li> <li><u>Construction Documents schedule</u>: Draft CD schedule sent in advance. SPA outlined overall schedule, showing CD phase extending from May to the end of August, with CD estimate planned for September/October. Once 95% set is approved and reconciled, can be submitted to OGA / PCR. SPA stated that a letter of permission to bid requires a completed site plan. Project team to meet with fire marshal and police to walk through draft phasing plan.</li> <li><u>Remaining exploratory work</u>: SPA compiling list of investigative work to be done this summer. Among items of interest: lower level including ceilings, utility tunnel, double ceilings, attic, and existing wiring and piping. Langan and Downes will be involved in this work. Downes has internal meeting scheduled to add to the list to understand existing conditions and how it relates to phasing.</li> <li><u>Phasing Plan</u>: Cristina reported that team is looking at how early construction can start; hurdles include state process, playground timing, fire marshal and Building Department approvals. Goal is to move teachers/classrooms only once if possible. Options being explored include use of media center as a classroom. Several phasing meetings have occurred, next one set for May 8. Downes working with Principal Bencivengo on phasing matrix. Chair asked all to review plan to see if draft phasing plan can be presented to parents in June. Mr. Bittenbender (OGS neighbor) asked that construction noise be considered for work being done at night.</li> <li><u>Final Site Plan submission</u>: SPA working on all components of final site plan submission. Meeting scheduled for April 24 with Patrick Larow to review status and ask questions. Lighting: SPA has reviewed new lighting regulations and will confirm applicability with P&amp;Z. Sewer: Langan spoke to 5 options to address sewer issue; committee agreed that option 2 (holding tanks) is the most viable solution, Langan to follow up with DPW Sewer division. Appraiser: Downes working on carve outs as per SPA memo. Storm Drainage: Langan is progressing with drainage; Chair asked for latest draft to run by neighbor. EMAC narrative: SPA asked to discuss this with</li> </ul>

Chair. Chair asked that team work to get to a final submission by May 7 meeting given P&Z's request for materials to be submitted 4 weeks in advance of being scheduled for P&Z. Chair stated that we will probably be ready to appear before P&Z in June.

5.00 Financial Update

- Nothing discussed.

6.00 Public Relations Update

- a. Discuss Teacher Forum on May 1
- b. Discuss RTM Forum on May 1
- c. Coverage of RTM Committee and District Meetings

- Teacher Forum: Principal Bencivengo will collect questions from teacher prior to the meeting. Downes will update their slides on safety and phasing and SPA will provide an update on design.
- RTM Forum: SPA and Downes will participate. All agreed tour should be the priority so RTM members can see the conditions of the school. Principal Bencivengo and Barbara volunteered to help develop a handout.
- RTM Committee & District Meetings: Chair sent out calendar invites to committee members to cover RTM and District meetings.

7.00 Adjourn

- 8:39am Motion to Adjourn Chair, second Barbara O'Neill.