



TOWN OF GREENWICH

Old Greenwich School Building Committee

Wednesday, May 1, 2024

6:00pm

Old Greenwich School Media Center

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		A
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)		A
Peter Lowe (P&Z)		A
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
Project Team		
David Stein (Silver Petrucelli & Associates)	P	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)		A
Lawrence Rosati (Morganti Group)	P	
Jeff Anderson (Downes Construction Company)	P	
Anthony DiMauro (Downes Construction Company)	P	
Ryan Patrick (Downes Construction Company)		A
Guests		
Francia Alvarez (District 12)	P	
Abigail McCarthy (District 12)	P	
John Merrill (District 6)	P	
Alexis Voulgaris (District 6)	P	
Frederick Lee (District 1)	P	
Brigitte Lee (District 1)	P	
Cheryl Moss (District 8)	P	
Greg Zorthian (District 8)	P	

Agenda Item	Topic	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 6:07pm.
2.00	Welcome and introductions	<ul style="list-style-type: none"> Chair welcomed everyone and provided each person with a handout. Chair said there is \$43 million in the FY 2024-2025 budget, which will enable the Building Committee to submit its state application and commence work Summer 2025. Chair noted that the BET expects to consider a request for an interim appropriation in the fall to fully fund the town's contingency on the project. Building Committee doesn't believe it has sufficient owner contingency for construction to start at this point.
3.00	Project update led by Silver Petrucelli + Associates, Downes Construction	<ul style="list-style-type: none"> SPA stated that the project is focused on ADA accessibility, starting with the front door. SPA said the existing front steps would be removed while keeping the original design in mind. All ADA issues within the building will be addressed, which gained approval from the OCR to relieve the violation cited in 2021. SPA stated that a secure vestibule will be created, an elevator added, and a new HVAC system, electrical system, and sprinkler system would be installed. SPA stated that sewer and stormwater improvements, including a holding tank for the sewer system, would relieve the school's existing sewer issues. Downes described the progress of the project to date, saying that the project is halfway through the preconstruction stage. Two estimates have been done to date by Downes and an independent estimator. Downes said that submission to the state for grant approval is next, followed by state approvals to be able to go out to bid next year. The project will take close to 3 years to complete.
4.00	Questions & Answers	<ul style="list-style-type: none"> <u>What is the most unpredictable line item in the budget?</u> Existing conditions in the 1902 building, resolving and understanding the conditions. Allowances have been established to be prudent, knowing we can't discover everything. <u>Are allowances embedded in site work costs?</u> Yes. Chair noted that the owner contingency is insufficient to start construction. <u>How are you handling the ceilings?</u> Most ceilings will come down due to the renovation. <u>What are you doing for heating and cooling for the future?</u> Chair said that Ed Specs do not include items associated with upgrading the building envelope. If we were to do that work, it would cost significantly more. Some windows will be replaced but most will not; the rest will be replaced over time. SPA said that new systems will be efficient and equal to a LEED Silver project. <u>Are we doing pre-work for better systems such as geothermal?</u> EdSpecs do not have geothermal specified and project does not have budget for this. SPA said that some infrastructure, such as ductwork, could accommodate different systems outside the EdSpecs. <u>To what extent have we addressed rising water tables?</u> The addition will be 1 foot above the flood plain, as required by P&Z / FEMA. The existing building will remain as is, but the entryways will all be 1 foot above the flood plain. Project will address stormwater and sewer issues that exist but the building will not be raised. In addition, the grades around the building are being adjusted to pitch water away from the building. <u>What is the cost to replace the windows?</u> Roughly \$1.4 million. Replacement of all windows is outside the EdSpecs. Windows and roofing will have to be replaced over time as part of general maintenance on the building.
5.00	Building Tour	<ul style="list-style-type: none"> Attendees walked through OGS, with considerable time spent looking at ADA improvements, the new addition, plans for the new front entry, and plans to infill the "dip" on the ground floor and raise the ceiling.
6.00	Adjourn	<ul style="list-style-type: none"> Meeting adjourned at 7:30pm.

Old Greenwich School Renovation May 2024 Update

Subject to approval of construction funding by the Representative Town Meeting (RTM), the Old Greenwich School (OGS) renovation is on track to start in Summer 2025. The OGS Building Committee has completed the Schematic Design and Design Development process and commenced work on Construction Documents. The building committee has held 86 public meetings, including ten forums with stakeholders, and received support and approvals from the Board of Education, the Board of Selectmen, the Planning & Zoning Commission, the Architectural Review Committee, the RTM, and the BET.

Timeline

If the RTM approves OGS construction funds in the FY 2024-2025 budget, the OGSBC anticipates the following:

- Local Funding Approvals (RTM): May 13, 2024
- Final Site Plan Approvals (P&Z): June 2024
- Submit State Application: June 30, 2024
- Complete Construction Documents & Revised Estimate: September/October 2024
- Likely Interim Appropriation: October/November 2024
- State Funding Approval: December 2024
- Construction Bidding / Awards: February - June 2025
- Construction: June 2025 - August 2028
- Occupancy: Continuous, consistent with phasing

Budget

The BET has approved \$43.0 million in construction funds in the FY 2024-2025 budget. The BET expects the OGSBC to request an additional \$1.261 million to bolster the Town's contingency prior to the start of construction.

	SD Estimate June 2023	DD Estimate BOE Approved	DD Estimate BET Approved
CONSTRUCTION COSTS			
Phasing Costs	\$1,673,110	\$1,613,435	\$1,613,435
Abatement & Demolition Costs	2,984,341	3,061,790	3,061,790
Sitework Costs	1,643,588	2,196,688	2,196,688
New Addition Costs	4,977,030	5,588,016	5,588,016
Renovation Costs	20,700,640	23,141,930	23,141,930
Contingencies	4,963,180	3,167,762	3,167,762
OWNER SOFT COSTS			
Owner Contingency	1,994,375	2,024,556	763,621
Soft Costs	2,945,609	3,831,268	3,831,268
Subtotal	\$41,881,873	\$44,625,445	\$43,364,511
Escalation	2,931,731	1,721,490	1,721,490
Total Project Cost w/ Escalation	\$44,813,604	\$46,346,935	\$45,086,000
Difference from Previous		1,533,331	272,396
Estimated State Reimbursement	6,946,109	7,183,775	6,988,330
Project Net Cost to Town	\$37,867,495	\$39,163,160	\$38,097,670
Difference from Previous		1,295,665	230,175
<u>Town of Greenwich Funding</u>			
OGSBC A&E Funding - Approved FY23, FY24	2,086,000	2,086,000	2,086,000
OGSBC Construction Funds Required - Approved FY25	\$42,727,604	\$44,260,935	\$43,000,000
Likely OGSBC Interim Appropriation after CDs - FY25		\$0	\$1,260,935

The project team expects that a rejection of construction funds by the RTM will delay the project by one year and increase project costs by an estimated \$2.2 million. This would also jeopardize the approval from the US Department of Education's Office for Civil Rights, which requires the Town to bring OGS into compliance with the 2010 ADA Standards. We hope the RTM will support construction funding for the project as part of the FY 2024-2025 budget and welcome your questions!



PLAZA AND MAIN ENTRANCE



INTERIOR FRONT LOBBY



NEW ADDITION (4 KINDERGARTEN CLASSROOMS)



FIRST FLOOR PLAN

LEGEND

- NEW ADDITION
- INTERIOR RENOVATION