



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, May 21, 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	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger		A
Stephen Selbst (BET Rep)	P	
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)	P	
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)	Zoom	
Anthony DiMauro (Downes Construction Company)	Zoom	
Ryan Patrick (Downes Construction Company)		A
Guests		
Rich Bittenbender (neighbor)	P	
Dan Watson (GPS Facilities Director)		A

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"> Next meeting will be either May 28 or June 4. Eventually plan to move to biweekly meetings over the summer. Vice Chair noted that design meetings will start up again.
3.00	Approve minutes from May 14 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Stephen Selbst, second by Jackie Welsh, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Discuss and vote on Final Site Plan submission b. Construction Documents / schedule update c. Update on state application submission d. Update on summer exploratory work 	<ul style="list-style-type: none"> <p><u>Final Site Plan</u>: SPA stated that it is prepared to complete application by May 24, with an aim to appear at P&Z meeting on June 25. SPA spoke to CT DEEP regarding the P&Z submission along with required state filing for the project. They are awaiting feedback from the state, which can take a few months. Status update on open items: Chair and Morganti met with P&Z Director regarding draft appraisal; OCR history was provided. Chair, DPW Rep, Morganti, and Kristen Mitchell from Langan met with Fire Marshal to show how we are incorporating his feedback; Fire Marshal was accepting of the plan noting tree maintenance needs to be performed regularly to keep the access road clear. Langan will follow up with Tree Warden. Peter Robinson noted that there is an annual visit by the Fire Marshal to the schools, asked Principal Bencivengo to be sure to show him the trees around the building for their review and to comment on pruning needs. Fire Marshal will submit comments to P&Z. As such, SPA stated there was no need to re-run the drainage calculations. Rich Bittenbender (abutting neighbor) asked if the new drain will be higher than the present drain, saying that lots 7, 9 and 11 are impacted. SPA assured him this was not the intent and that the drawings might be misinterpreted but they would recheck the drawings with Langan to be certain. Motion by Stephen Selbst to approve Final Site Plan for submission, second Jackie Welsh, Vote 8-0-0.</p> <p><u>Construction Documents / Schedule</u>: Downes presented their macro schedule for the project, highlighting that the 95% CD set is due by the end of August to commence estimate and Building Department review. Downes noted OGA signoffs and PCR meetings are scheduled for October and November. Downes proposed early bid packages be developed to bid this fall, with Notice to Proceed at the start of 2025. Downes proposed main scope and advertising would start at the beginning of 2025 with GMP submission in early March 2025. Downes proposed NTP for trades the first week of April 2025. SPA noted that it is speaking with Eversource on lead time of transformer, which may be just as long as the switchgear and generator. Chair asked Downes for listing to review of long lead items and their costs. Vice Chair noted design meetings are continuing with the Design Team and the BOE. SPA proposed Design meetings to resume first week of June.</p> <p><u>State Application</u>: Chair met with Morganti, Downes, and SPA last week to start to prepare and assemble documents for grant application submission week of June 10, with draft RTM minutes set to be received on June 12. Downes proposed a zoom meeting by the team for grant application uploading. Committee needs to figure out who will submit the application.</p> <p><u>Summer Exploratory Work</u>: Downes provided a listing of exploratory work based on comments by all for investigation, along with a</p>

proposal, noting an abatement contractor and Langan will be required. SPA needs to collect costs for Langan to test and visit the site for this exploratory work. All agreed to make a decision by June 11. Downes proposed starting work on June 24.

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| 5.00 | Financial Update
a. Discuss and vote on
SP+A invoice #24-
589 for \$43,549.80 | <ul style="list-style-type: none">• Motion by Stephen Selbst to approve payment of SPA invoice as listed on agenda, second Jackie Welsh, Vote 7-0-0. |
| 6.00 | Public Relations Update | <ul style="list-style-type: none">• Nothing discussed. |
| 7.00 | Adjourn | <ul style="list-style-type: none">• 8:15am Motion to Adjourn Stephen Selbst, second Jackie Welsh. |