



# TOWN OF GREENWICH

## Old Greenwich School Building Committee

Tuesday, July 2, 2024

7:00am

Old Greenwich School Media Center and via Zoom

### Meeting Notes

Committee Roster	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	P	
Barbara O'Neill (Secretary)	P	
Jason Brown	Zoom	
Cristina Dawson	P	
Leigh Erin Izzo	P	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	Zoom	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)		A
Peter Lowe (P&Z)	P	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)	Zoom	
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 Engineering)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> <li>Meeting was called to order at 7:03am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Chair reported that next meeting would be July 16 and it would be Zoom only.</li> </ul>
3.00	Approve minutes from June 18 meeting	<ul style="list-style-type: none"> <li>Motion to approve minutes by Leander Krueger, second by Stephen Selbst, without objection approved by unanimous consent.</li> </ul>
4.00	Project Team Update <ol style="list-style-type: none"> <li>a. Final Site Plan update</li> <li>b. CT DEEP update</li> <li>c. State application submission update</li> <li>d. Summer exploratory work update</li> <li>e. Construction Documents design schedule</li> <li>f. Design update</li> <li>g. Phasing update</li> </ol>	<ul style="list-style-type: none"> <li> <u>Final Site Plan</u>: Chair reported that team has dug into the budget to identify areas related to required ADA improvements to the building, identifying of \$10 million of costs. With these adjustments, it appears the Substantial Improvement calculation will show ~40% vs. appraised value. Project team to work on narrative explaining these costs and diagram to show the affected areas of the building for review at July 16 meeting.         </li> <li> <u>CT DEEP</u>: Joe Devine from Langan reported that he has been speaking with DEEP (Colin Clarke) regarding the elevations of the new addition. A full Flood Management Certification (FMC) will be required and Langan will prepare the application for submission to DEEP. The process for that review will take a few months. Langan may need to make some minor changes to the current site plan / stormwater report. Langan advised that it would be wise to proceed with this application now. SPA stated the local P&amp;Z and CT DEEP FMC approvals are needed to obtain PCR approval to be able to bid the project. Langan noted that the substantial improvement determination weighs into the FMC application; the draft FMC application assumes substantial improvement calculation is satisfied. Langan noted that all Town requirements have been met. Chair to alert state representatives when we file with DEEP.         </li> <li> <u>State application</u>: Chair reported that State has confirmed receipt of our application and that state representatives, BET, BOE, and RTM committee chairs have been notified. Chair thanked the team for getting the application completed and submitted in advance of the June 30 deadline.         </li> <li> <u>Summer exploratory work</u>: Downes reported that the additional investigatory work went well. SPA and Langan issued a field report concerning slabs, roof and above ceiling items. SPA noted some ground water in tunnels, which is not uncommon and will be reported to GPS Facilities. Building committee will need to determine if abandoned piping will be kept or replaced. No new tunnels and no additional hazardous materials were uncovered. Testing of attic insulation was negative but additional insulation might be needed. Design team will need to determine if suspect door frames should be replaced due to exposure to lead based paint and chalking. SPA noted the visit provided great clarity.         </li> <li> <u>Construction Documents</u>: SPA stated that Design team will meet this afternoon and several times in the next couple weeks. Vice Chair reported that connectors to the addition have gone back to full height glass. Vice Chair reported that the color of brick was reviewed and resolved, with some areas to be new and some salvaged. Vice Chair reported that envelope testing discussions have started with SPA and that AKF (commissioning agent) finalized testing locations at the new addition, front entry and gym doors so the 95% CD set can reflect this         </li> </ul>

scope. Principal Bencivengo reported that discussions have started regarding FF&E for the project. Morganti reported tracking on add alternates and stated that the security camera issue and number of card readers haven't yet fully been resolved.

- Phasing Plan: Cristina Dawson reported significant progress on the phasing plan and the next couple of meetings will be zoom meetings. Access to a bathroom from the media center during phasing needs to be addressed. Chair reported that he had notified the Registrar of Voters that the auditorium and cafeteria will likely not be available for primary elections in the summer of 2026. Chair also notified the Executive Director of the OGRCC of a likely impact on programming at OGS during the construction phases, with a follow on conversation to be scheduled in the coming weeks.

5.00 Financial Update

- There were no invoices to consider. Chair noted that building committee will consider an RFP for a Move Manager perhaps as soon as the next meeting.

6.00 Public Relations Update  
a. Discuss and vote on  
RTM Quarterly  
Report due July 13

- Motion by Chair to approve RTM Quarterly Report, second Cristina Dawson, without objection approved by unanimous consent.

7.00 Adjourn

- 8:10am Motion to Adjourn Cristina Dawson, second Leigh Izzo.