



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, July 16, 2024
7:00am
via Zoom

Meeting Notes

Committee Roster	Present	Absent
Voting Members		
James Waters (Chair)	Zoom	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Janet Stone McGuigan (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)		A
Peter Lowe (P&Z)	Zoom	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Project Team		
David Stein (Silver Petrucelli & Associates)		A
Dean Petrucelli (Silver Petrucelli & Associates)		A
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Anthony DiMauro (Downes Construction Company)	Zoom	
Ryan Patrick (Downes Construction Company)	Zoom	
Joseph DeVine (Langan)		A
Kristen Mitchell (Langan)	Zoom	
Guests		
Dan Watson (GPS Facilities Director)		

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:12am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting will be July 30, hybrid format.
3.00	Approve minutes from July 2 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second by Cristina Dawson, without objection approved by unanimous consent.
4.00	Project Team Update <ul style="list-style-type: none"> a. Final Site Plan update: substantial improvement, supporting documents b. Construction Documents design schedule c. Design updates: HVAC, playground, and others 	<ul style="list-style-type: none"> <u>Final Site Plan update</u>: Committee discussed supporting documents for Substantial Improvement calculation, to include diagram and narrative from SPA and cost breakdown from Downes. Chair noted that P&Z will include OGS on its July 23 agenda if these materials are submitted. Chair noted that substantial improvement calculation is ~40%. Ryan Patrick (Downes) reported that divisional breakdowns have been added, as have notes to support each allocated cost. Chair reported that SPA narrative was expanded to support the submission. Committee agreed that neighbor comments have been incorporated and public has been kept informed. With no other comments, committee agreed submission is ready to discuss with P&Z. <u>Construction Documents design schedule</u>: SPA reported aiming to have 95% CDs ready by August 29. Morganti reported that design meetings will continue through the end of August. Downes reported that early packages are important to timing and will schedule meeting to discuss further and then report back to the building committee. <u>Design updates</u>: Committee discussed two design items: the playground and HVAC system. HVAC system: Chair noted that there have been recent meetings with GPS Facilities concerning the HVAC heating system. Vice Chair reported that GPS Facilities has concerns with VRF system based on other schools in town, with pipes freezing. Facilities Director would like a backup system. SPA stated a backup system would add costs that would not be reimbursable and could delay the project. SPA recommended leaving the existing hydronic system in place and capping the existing valves for future use. Dan Watson agreed to accept unit ventilators being removed and the existing hydronic heating system to remain with valves provided for future work by facilities, permitting the addition of radiant panels later. The height of the ceilings rules out ceiling panels; the cost of baseboard radiant panels should be priced as an alternate, which would need to go to BOE for approval. Playground: Langan reported receiving feedback from Principal Bencivengo, Cristina Dawson and GameTime on design, which has been incorporated. Playground will be accessible to wheelchairs. Langan showed details that have been agreed to and noted current options are within budget. GameTime to update pricing and options on the latest design for next meeting. Principal Bencivengo noted that GameTime has a 100% grant match cycle and wondered if building committee should investigate; she will get further details on it. Langan to inquire with GameTime about ability to interchange components in the future.
5.00	Financial Update <ul style="list-style-type: none"> a. Discuss and vote on Move Manager RFP 	<ul style="list-style-type: none"> Chair noted that RFP input received from Downes, SPA, members of the committee, and Eugene Watts. Downes to provide latest draft of the phasing plan to attach it to RFP. Chair stated that same process would be used as for prior RFPs, with the scoring of proposals,

interviews, etc. Motion by Cristina Dawson to approve Move Manager RFP, second by Leander Krueger, Vote 7-0-0.

6.00 Public Relations Update

- Chair reported that RTM Quarterly Report had been posted and that all key reports and documents are on the website and current as of today. Chair also reported meeting with the incoming president of the OGS PTA to update her on the project and progress.

7.00 Adjourn

- 8:13am Motion to Adjourn Cristina Dawson, second Leigh Izzo.