



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, August 13, 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	Zoom	
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
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)	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
Joseph Devine (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Dan Watson (GPS Facilities Director)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:02am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting will be August 27, both in person and via Zoom
3.00	Approve minutes from July 30 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Leander Krueger, second by Stephen Selbst, without objection approved by unanimous consent.
4.00	Project Team Update <ul style="list-style-type: none"> a. Final Site Plan update b. Smoke test update c. Construction Documents design schedule d. Design updates: security, flooring, alternates, and others e. Phasing Plan update f. Upcoming CD estimate 	<ul style="list-style-type: none"> <u>Final Site Plan</u>: Chair reported that P&Z voted unanimously to approve the OGSBC's final site plan. Chair thanked Peter Lowe and David Stein for their guidance and assistance. The next step is resolving staff comments and obtaining building permits. Meetings will continue to ensure drainage issues are resolved. <u>Smoke test update</u>: Downes reported the smoke test was completed last week, which found a chase pipe in the media center that had smoke exiting from it. They opened a wall and found a rotted fitting within the existing galvanized vent pipe fitting. They also noted ejector pump seals and adjacent access door seals need to be addressed. Principal Bencivengo has followed up with Dan Watson, who stated that they are aware of the issues and will correct them soon. Chair will reach out to Dan Watson to discuss available funds. <u>Construction Documents design schedule</u>: SPA reported in the final stages, with design meetings still occurring to address minor items. SPA on track for 95% CD completion at end of August. SPA to meet in early September to review egress plans with the Fire Marshal. <u>Design updates</u>: Vice Chair reported that there is a design meeting after this meeting. She noted some minor details in the atrium may not make it into the 95% set, which is ok. Vice Chair asked for a security meeting with Brent to be scheduled with SPA. Downes suggested a prep meeting the first week of September to look at plans and establish a PCR review. Morganti to share agenda and send request to OGA requesting a prep meeting. SPA asked building committee to start to revisit DD items take out so that once CD estimate is finalized a timely decision can be made on potential alternates. <u>Phasing Plan update</u>: Downes reported that phasing plan is progressing and noted that all are satisfied with progress to date. There are a couple items to work through, next meeting is August 23, after which the plan will go to the fire marshal and building official. <u>Upcoming CD estimate</u>: Downes reported that they are prepared for the upcoming CD estimate, which will take 5-6 weeks to complete. SPA reached out to PMC to provide an additional estimate, which is expected to cost \$24,000. Building committee agreed that a second estimate would be beneficial. SPA to submit a formal proposal for consideration at next meeting.

5.00	<p>Financial Update</p> <ul style="list-style-type: none"> a. Move Manager RFP update b. Discuss and vote on Downes invoice #6 for \$43,220.57 c. Discuss and vote on Morganti invoice #10 for \$5,600.00 d. Discuss and vote on SP+A invoice #24-906 for \$10,772.80 	<ul style="list-style-type: none"> • <u>Move Manager RFP</u>: Morganti reported that the RFP has been sent to GPS Purchasing to be posted August 13, with a walk through on August 20, and bids to open on September 9. Candidates proposals will be scored per usual, with invitations to interview later in September. • <u>Downes invoice</u>: Motion by Leander Krueger to approve payment of Downes invoice as listed on agenda, second by Stephen Selbst, Vote 8-0-0. • <u>Morganti invoice</u>: Motion by Leander Krueger to approve payment of Morganti invoice as listed on agenda, second by Stephen Selbst, Vote 7-0-0. • <u>SP+A invoice</u>: Motion by Stephen Selbst to approve payment of SPA invoice as listed on agenda, second by Leander Krueger, Vote 7-0-0. Chair advised that \$2,062.50 of the invoice would be paid from the OGS Sewer Maintenance funds.
6.00	<p>Public Relations Update</p> <ul style="list-style-type: none"> a. Discuss date for upcoming phasing forum 	<ul style="list-style-type: none"> • At August 27 meeting, dates will be selected for phasing meetings with OGS staff and parents, likely in October. Principal Bencivengo proposed to have the meetings on October 16 or October 30. Committee suggested a morning meeting for parents, an afternoon session for staff, and potentially an evening meeting for neighbors and others in the community. Committee asked that SPA, Downes, and Langan be present for these forums.
7.00	Adjourn	<ul style="list-style-type: none"> • 8:07am Motion to Adjourn Leander Krueger, second Cristina Dawson.