



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, August 27, 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)	Zoom	
Jason Brown		A
Cristina Dawson		A
Leigh Erin Izzo	P	
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)	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)	P	
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
Michael Dooley (AKF)	Zoom	
Guests		
Dan Watson (GPS Facilities Director)	Zoom	
Rich Bittenbender (Neighbor)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:04am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting will be September 10 per normal. Building Committee will continue to meet every two weeks through September, with additional special meetings as needed.
3.00	Approve minutes from August 13 meeting	<ul style="list-style-type: none"> Motion to approve minutes by Stephen Selbst, second by Leigh Izzo, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Design and Construction Documents update b. Phasing Plan update c. Upcoming CD estimate d. OGA update e. Warrantee discussion 	<ul style="list-style-type: none"> <u>Design and Construction Documents</u>: SPA reported that 95% Construction Documents and Specifications will be published on Friday August 30. OneDrive link will be sent to Chair for dissemination to building committee. SPA will forward materials to Building Officials as well to start their plan and code reviews. Downes will also start its constructability reviews. Vice Chair reported on the recommended brick color for the new addition; all members agreed the proposed brick was acceptable. <u>Phasing Plan</u>: Downes reported that the phasing plan will be substantially complete by mid-September. There will be another phasing meeting on August 28 to finalize final details. After completion, phasing plan will go to Building Official and Fire Marshal for review – and then for any final tweaks to ensure consistency with the Construction Documents. <u>Upcoming CD estimate</u>: Downes reported that its estimating team is lined up and Ryan Patrick will be the overall lead. Downes expects to be internally complete by week of September 23. Downes' estimate will be reconciled with an independent estimate from PM&C, targeted for the week of September 30. Downes is targeting having the CD estimate ready for the building committee by mid-October. Downes reported targeting end of October to put the early packages out to bid with the project going out to bid just after the New Year. Chair reported that building committee will be ready to approach the BOE, BET, and RTM for any additional funding required. <u>OGA Update</u>: Morganti reported sending an email requesting a prep meeting with OGA in mid-September. Morganti noted that CT DEEP FMC approval is needed by early October so building committee can schedule PCR with OGA in November. <u>Warrantee discussion</u>: Vice Chair reported on discussions around warrantee. AKF noted committee will need to decide when the warrantee should commence as it could be after the equipment is fully commissioned. AKF reported that warrantee usually starts when beneficial use starts and equipment is fully functional and commissioned. Downes noted that based on its experience with similar projects, once a phase is completed a room and equipment list will be provided and they will ask subs to provide phased warrantee, which will start with the G704 for that phase (certification of substantial completion). SPA concurred that this is standard procedure and that extended warrantees starting at the end of the

project will not be reimbursed by OGA. Dan Watson said he had no issue with this approach.

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| 5.00 | Financial Update | <ul style="list-style-type: none">a. Move Manager RFP updateb. Discuss and vote on Downes invoice #7 for \$7,165.92 (smoke test)c. Discuss and vote on SP+A amendment #12 for \$26,400 (estimate)d. Discuss and vote on SP+A amendment #13 for \$8,217 (drainage)e. Discuss and vote on SP+A amendment #14 for \$4,950 (survey) | <ul style="list-style-type: none">• <u>Move Manager RFP</u>: Morganti reported that a non-mandatory walkthrough was held on August 20, attended by 4 firms. Last day for RFI's is August 27 and bid opening is September 9. Morganti and Vice Chair will compile list of questions and answers and scorecard for scoring bids. Building committee will convene special meeting to consider the bids.• <u>Downes invoice</u>: Motion by Stephen Selbst to approve payment of Downes invoice as listed on agenda, second by Leigh Izzo, Vote 6-0-0.• <u>SP+A amendment #12</u>: Motion by Stephen Selbst to approve SP+A amendment as listed on agenda, second by Leigh Izzo, Vote 6-0-0.• <u>SP+A amendment #13</u>: Motion by Stephen Selbst to approve SP+A amendment as listed on agenda, second by Leigh Izzo, Vote 6-0-0.• <u>SP+A amendment #14</u>: Motion by Stephen Selbst to approve SP+A amendment as listed on agenda, second by Leigh Izzo, Vote 6-0-0. |
| 6.00 | Public Relations Update | <ul style="list-style-type: none">a. Finalize date for upcoming phasing forum | <ul style="list-style-type: none">• Last meeting Principal Bencivengo proposed to have these meetings on October 16 or October 30. Committee agreed to host forums on October 16, with a parent-focused meeting at 2pm, a teacher-focused meeting at 3:30pm, and a community-focused meeting at 7pm. Meetings for parents and community will be hybrid (in person with Zoom option). Chair to post meeting notice/agenda. |
| 7.00 | Adjourn | <ul style="list-style-type: none">• 8:15am Motion to Adjourn Stephen Selbst, second Leigh Izzo. | |