



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, October 8, 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		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	P	
Leander Krueger	Zoom	
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)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Dean Petrucelli (Silver Petrucelli & Associates)		A
Steve Croteau (Silver Petrucelli & Associates)		A
Jesus Martinez (Silver Petrucelli & Associates)		A
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)	Zoom	
Anthony DiMauro (Downes Construction Company)		A
Ryan Patrick (Downes Construction Company)		A
Joe Ryan (Downes Construction Company)	Zoom	
Michael Dooley (AKF)		A
Joseph Devine (Langan)		A
Kristen Mitchell (Langan)		A

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:10am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting October 22, possible special meeting if estimate ready prior. Targeting BOE meeting on October 24, BET in early November.
3.00	Approve minutes from September 24 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. Construction Schedule Review b. Construction Documents update c. Phasing Plan update d. CD estimate update e. OGA update f. Early bid packages update 	<ul style="list-style-type: none"> <u>Construction Schedule</u>: Downes stated that we should begin to discuss and track the PCR checklist to meet the November meeting objective. SPA reported that it will have PCR checklist completed by end of October. Many items will revolve around the PCR checklist. <u>Construction Documents</u>: SPA reported that it is responding to RFIs (example HVAC system). Meeting on Wednesday to go through RFIs. Will come back with end date on when will get to bid documents, likely by December. <u>Phasing Plan</u>: SPA working on state modification bc of phasing plan. Building committee agreed to change windows to one operable element in each Kindergarten classroom to avoid state modification. There are still some questions to be addressed like where the bike rack go, what will access to the playground look like during construction, and what drop-off will look like. <u>CD Estimate</u>: Downes reported that an estimate reconciliation meeting was held yesterday with PM&C. Downes reported that there is still homework to do: reviewing open RFI list, taking close look at accepted value engineering from DD, understanding contingencies that Downes would recommend. <u>OGA Update</u>: Goal to get to state no later than November 15. Downes thinks doable. CT DEEP review: gave unofficial nod that 14' elevation acceptable but needs DAS approval. SPA noted a MOU between DAS and DEEP is being discussed and reviewed. SPA advised DAS will provide their own formal review in addition to DEEP. SPA working on PCR checklist. Morganti responded to OGA questions this week on enrollment, with timely assistance from Dr. Jones. <u>Early Bid Packages</u>: Downes working on early bid packages for generator and switchgear. SPA to weigh in on components. Aiming to have ready to hit the street next week.
5.00	Financial Update <ol style="list-style-type: none"> a. Discuss and vote on Morganti invoice #11 for \$22,244.04 	<ul style="list-style-type: none"> Motion by Jackie Welsh to approve payment of invoice as listed on agenda, second by Stephen Selbst, Vote 8-0-0.
6.00	Public Relations Update <ol style="list-style-type: none"> a. Discuss additional communications ideas 	<ul style="list-style-type: none"> <u>Communications Ideas</u>: Chair to work with PTA about other communication options for parents including a dashboard. He will report back to the committee in the coming weeks.

	<ul style="list-style-type: none"> b. Discuss Safety & Phasing Forums on October 16 c. Discuss both at OGS Pumpkin Patch on October 19 	<ul style="list-style-type: none"> • <u>Safety & Phasing Forums</u>: Leigh Izzo and Principal Bencivengo reported on some questions from teachers and parents that had been submitted in advance. Chair to reach out to neighbors to inform them about the forum. Chair and two committee members to meet with Downes and Langan to discuss their presentation. • <u>Pumpkin Patch</u>: Barbara O’Neill reported that a sign up list was in process. Principal Bencivengo said she had a draft slideshow ready. Volunteers are needed to help staff the table during the OGS Pumpkin Patch.
7.00	<p>Executive Session</p> <ul style="list-style-type: none"> a. Move Manager RFP update 	<ul style="list-style-type: none"> • A quorum was not present, so an executive session was not held.
8.00	Adjourn	<ul style="list-style-type: none"> • 8:36am Motion to Adjourn Barbara O’Neill, second Leigh Izzo.