



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, November 12, 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	P	
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)	Zoom	
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)	Zoom	
Ryan Patrick (Downes Construction Company)	Zoom	
Joe Ryan (Downes Construction Company)	Zoom	
Michael Dooley (AKF)		A
Joseph Devine (Langan)	Zoom	
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 7:08am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting November 26. BOE meeting scheduled for November 21 to consider possible interim appropriation.
3.00	Approve minutes from October 16 meetings and October 22 meeting	<ul style="list-style-type: none"> October 16 minutes deferred to next meeting. Motion to approve October 22 minutes by Leander Krueger, second Stephen Selbst, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Schedule b. State Approvals – DEEP/FMC, PCR Checklist c. Early bid packages d. Discuss and vote on CD estimate e. Path to completion of Construction Documents 	<ul style="list-style-type: none"> <p><u>Construction Schedule</u>: Downes provided a macro schedule update. Work on the PCR checklist is ongoing, completion needed to meet with the state by the second week of December. Downes listed the following milestone dates:</p> <ul style="list-style-type: none"> – November 12: CD estimate presented to building committee – November 21: BOE to consider interim appropriation – December 10: BET Budget Committee to consider interim – December 12: BET to consider interim – December 27: RTM Call Deadline for January 21, 2025 meeting – January/February: State Priority List – End June/July: know if project approved by State Assembly <p>With approval of all parties, Downes is looking to go out to bid first week of February, with bid period and GMP development ending April 1, 2025. Site preparation will begin in April and work on the new addition will begin in June.</p> <p><u>State Approvals</u>: Langan explained conflicting information provided by and within CT DEEP and DAS about elevation of the addition. DAS provided 3 options: 1) raise the addition 11” to 15’ elevation, 2) pursue an exemption process to remain at 14’ elevation, 3) forgo state reimbursement. Option 3 is not an option given the significant anticipated reimbursement for the project. Option 2 could jeopardize the project schedule. On Option 1, Downes reported that the cost of raising the elevation to 15’ was \$61k and is accounted for in the CD estimate. SPA reported that raising the addition would lengthen some interior ramps, increase the height of the foundation walls, add steps, extend the exterior ramps, and adjust some grading. Peter Robinson noted that DPW Engineering, P&Z, and ARC may need to be notified. With no objection, Building Committee agreed to raise building 11” to adhere to the timeline. SPA said they would advise Town agencies and issue an amendment. Langan will work on the resubmission and SPA/design team will work on amending drawings accordingly. On the PCR checklist, Morganti reported being in contact with OGA the past two weeks; OGA has assigned a plan reviewer for our upcoming submission. We are waiting on OGA’s response to our request to meet week of 12/2 or 12/9. Team has started to collect and generate documents required for the meeting.</p> <p><u>Early Bid Packages</u>: Downes reported that it went out with a release to multiple electrical contractors for switchgear, generator, and some associated panels. On November 12, there is a pre-bid Zoom conference with bidders. Bids are due November 22.</p> <p><u>CD Estimate</u>: Downes reported on its completion of the 95% CD Estimate. Downes is expecting a total project cost of \$47,050,805,</p>

which is in line with the DD estimate and would require an interim appropriation of \$1,964,805 to bolster the owner contingency. Downes noted that this estimate leverages some of the BOE OGS ADA (long lead items) and OGS Sewer Funds (non-reimbursable) as well as a \$125,000 US DOE voucher. Downes reported that state reimbursement estimate has increased from DD stage because the D&E contingency was reduced (contingencies are not eligible for reimbursement). Downes explained the various cost management decisions to offset scope and market increases. Chair reported that inclusive of all of the above, this would require an interim appropriation of \$1,964,805 to provide an owner contingency of 7%. The project currently has an owner contingency of 2% (\$830k) and Chair has discussed the likely need for an interim with the BET Chair and the RTM since last spring. Downes explained that it typically sees owner contingencies of 5-10% and believes 7% is appropriate given the diligence that has been done on a project of this nature. Downes also noted that a 1-year delay in starting the project was expected to cost \$1.9 million. Finally, Downes explained the Add and Deduct Alternates. Add Alternates consist of 1) Raised planters, 2) Exterior Cornice and Fascia work, 3) Substitute VCT for sheet flooring, 4) Pre-K Shelving at bay windows, and 5) Storage room at stage. Deduct Alternates consist of 1) Replace lintel over windows, 2) Asphalt shingle in Roof Area A. After discussion and questions, Stephen Selbst offered a motion to approve the estimate as presented, which was seconded by Leander Krueger. Vote 6-0-0.

- Construction Documents: SPA reported that it has commenced incorporating final inputs into the 100% CDs and will work on incorporating alternates, raising the building 11” and implementing CD RFIs. SPA working to complete the final set of plans and specs by December 1. Building committee will need to meet to approve the final CDs and then the BOE will need to review and approve on December 5 or 12. SPA noted PCR would occur after BOE approves the final plans and specs.

- 5.00 Financial & Consultant Selection Update
- Discuss and vote on Downes invoice #8 for \$37,535.00
 - Discuss and vote on AKF invoice #265426 for \$4,309.00.
 - Discuss and vote on Silver Petrucelli invoice #24-1253 for \$55,004.14

- Downes Invoice: Motion by Leander Krueger to approve Downes invoice as listed on agenda, second Stephen Selbst, Vote 6-0-0.
- AKF Invoice: Motion by Leander Krueger to approve AKF invoice in the corrected amount of \$4,390.20, second Stephen Selbst, Vote 6-0-0.
- SPA Invoice: Motion by Stephen Selbst to approve SPA invoice in the corrected amount of \$54,616.14, second Leander Krueger, Vote 6-0-0.

- 6.00 Public Relations Update

- Item not discussed.

- 8.00 Adjourn

- 8:46am Motion to Adjourn Leander Krueger, second Barbara O’Neill.