



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, December 3, 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)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson		A
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)		A
Joe Ryan (Downes Construction Company)	Zoom	
Michael Dooley (AKF)		A
Joseph Devine (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Dan Watson (GPS Facilities Director)		A
Rich Bittenbender (OGS Neighbor)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:07am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting will be December 10, to consider approval of the 100% Construction Documents, as required for upcoming BOE meeting on December 12 and OGA/PCR meeting on December 19. Also, BET Budget Committee meeting on December 10 and full BET on December 12.
3.00	Approve minutes from October 16 meetings and October 22 meeting	<ul style="list-style-type: none"> Motion to approve October 16 minutes (x3) and November 12 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. Early bid packages c. Interim appropriation d. 100% Construction Documents e. State Approvals – DEEP/FMC, PCR Checklist f. Project cash flow 	<ul style="list-style-type: none"> <u>Schedule</u>: Downes stated that there are no changes to the overall schedule over the past month. Downes noted they will need to revise the PCR meeting date to December 19 now that this meeting is set. <u>Early Bid Packages</u>: Downes reported that the bid opening date for the early / long-lead packages will be Friday December 6. Downes expects that there will be 3-4 bids based on RFIs received to date. <u>Interim Appropriation</u>: Chair reported that on November 21 the BOE voted 7-0-1 to approve the OGSBC’s request for an interim appropriation. He reported that the BET Budget Committee meeting is scheduled for December 10 and the full BET meeting for December 12. The Chair is meeting with individual members of the BET Budget Committee prior to the December 10 meeting to explain the need for contingency funding. <u>100% Construction Documents</u>: SPA reported that the 100% Construction Documents will be sent to the building committee by the end of the week for review. <u>State Approvals</u>: SPA reported that the project has received a project number, demonstrating that the project’s state application is moving forward. SPA stated that they will do a print for local officials to review and sign prior to PCR meetings with OGA. Morganti is tracking the PCR checklist, noting that signatures and letters are being collected and continue to come in to support what is needed for the PCR meeting. Downes noted that internal PCR meetings are being held weekly. DEEP/FMC item not discussed. <u>Project cash flow</u>: Chair reported that Downes and Morganti have developed a draft cash flow for 2025 to submit to the Town for construction phase expenditures next year. Chair reported that \$8 million has been forecasted for 2025, consisting of ~\$6 million in construction costs and ~\$2 million in soft costs and contingency costs. Downes reported that a detailed cash flow will come shortly after the GMP is approved (~April timeframe). Exact mechanics of state reimbursement are not yet known, but team will aim to get more clarity in conjunction with the upcoming PCR meetings with the OGA.

5.00	Financial & Consultant Selection Update a. Discuss and vote on Shipman & Goodwin invoice #653406 for \$50.00	<ul style="list-style-type: none">• Motion by Leander Krueger to approve Shipman & Goodwin invoice as listed on agenda, second Leigh Izzo, Vote 7-0-0.
6.00	Public Relations Update	<ul style="list-style-type: none">• Chair will meet with members of the OGS PTA in the coming weeks to continue development of a dashboard to keep the public informed of construction developments during the construction period.
8.00	Adjourn	<ul style="list-style-type: none">• 7:46am Motion to Adjourn Leander Krueger, second Stephen Selbst.