



# TOWN OF GREENWICH

## Old Greenwich School Building Committee

Tuesday, December 10, 2024

7:00am

Old Greenwich School Media Center and via Zoom

### Meeting Notes

Committee Roster	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	P	
Barbara O'Neill (Secretary)	P	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	P	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
<b>Project Team</b>		
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
<b>Guests</b>		
Dan Watson (GPS Facilities Director)		A
Rich Bittenbender (Neighbor)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> <li>Meeting was called to order at 7:06am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Chair noted that next meeting is likely January 7; Downes said that it may need a special meeting week December 16 to approve GMP for long-lead items; Chair to schedule if ready. Chair also noted that BET Budget Committee meets today December 10 and full BET on December 12. BOE meeting on December 12.</li> </ul>
3.00	Approve minutes from December 3 meeting	<ul style="list-style-type: none"> <li>Motion to approve December 3 meeting minutes by Leander Krueger, second Barbara O'Neill, without objection approved by unanimous consent.</li> </ul>
4.00	Project Team Update <ol style="list-style-type: none"> <li>a. Schedule</li> <li>b. Early bid packages</li> <li>c. State Approvals – DEEP/FMC, PCR Checklist</li> <li>d. Review and vote on 100% Construction Documents</li> <li>e. Review and vote on any required resolutions for Board of Education</li> <li>f. Interim appropriation</li> </ol>	<ul style="list-style-type: none"> <li><u>Schedule</u>: Downes quickly went through the upcoming schedule, the only change being that the PCR meeting has been updated to the scheduled time on December 19.</li> <li><u>Early Bid Packages</u>: Downes reported that on December 6 the early release electrical bids were opened; these items will power the entire building, to include the new elevator in a power outage. Two bids were received, one for ~\$489k and the other at ~\$520k. Downes reported that it is familiar with both bidders and has worked with both in the past. Downes will hold scope review meetings this week to confirm responsiveness to bid documents. After the scope review, assuming no issues, Downes will make a recommendation to the building committee to award/approve the lowest responsive bidder so the items can be ordered. Downes will then create and start building the GMP amendment between Downes and the building committee. Downes explained the amendment document will be similar to their estimates, noting that general conditions, fees, contingency and subcontractors will be listed. Committee agreed to hold a special meeting when a recommendation is ready. Chair will post with at least 24 hours notice as per FOIA.</li> <li><u>State Approvals</u>: Morganti reported signatures continuing to come into SPA and that the Superintendent returned all required letters last week. SPA stated that the updated plans were delivered to the Town Building Department. All agreed that we are ready for the PCR meeting on December 19.</li> <li><u>100% Construction Documents</u>: SPA noted that the plans are in two bound sets and specifications are within three bound volumes. SPA asked for any comments to be sent to them. SPA reported that this set contains the value engineering decisions and constructability comments from Morganti and Downes. Vice Chair said that she is reviewing a couple items concerning the entry column and landscaping and a few other items but is happy with this set of documents.</li> </ul>

- Required Resolutions: Noting that the 100% CDs are complete, Chair read a motion that was sent around in advance of meeting. The BOE intends to act on a similar motion at its meeting on December 12, which is required prior to the PCR meeting:

“The Old Greenwich School Building Committee approves the submitted plans and specifications for the Old Greenwich Expansion / Renovation project dated November 22, 2024 prepared by Silver Petrucelli & Associates and the cost estimate dated November 12, 2024 prepared by Downes Construction to proceed to the Office of Grants Administration for a Plan Completion Review.”

Motion by Jackie Welsh to approve this resolution as drafted, second Leander Krueger, Vote 7-0-0.

- Interim Appropriation: Chair noted that he has met with all members of the BET Budget Committee regarding the interim appropriation request to increase the amount of contingency. A denial of the appropriation could delay the project if the State withholds its approval – or delay the start of construction until the town approves it.

5.00 Financial & Consultant Selection Update

- Nothing discussed.

6.00 Public Relations Update

- Chair in discussions with members of the OGS PTA on the development of a dashboard to keep the community informed of construction developments.

7.00 Adjourn

- 8:06am Motion to Adjourn Leander Krueger, second Jackie Welsh.