



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, January 7, 2025

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	Zoom	
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)		A
Molly Saleeby (RTM)	Zoom	
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
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)	Zoom	
Guests		
Dan Watson (GPS Facilities Director)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:11am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting will be Tuesday January 21.
3.00	Approve minutes from December 17 meeting	<ul style="list-style-type: none"> Motion to approve December 17 meeting minutes by Leander Krueger, second Stephen Selbst, without objection approved by unanimous consent.
4.00	Project Team Update <ul style="list-style-type: none"> a. Schedule b. Review and vote on Guaranteed Maximum Price amendment 1 for Early Electrical Package c. State Pre-Bid Conformance Review d. State DEEP Review e. Interim Appropriation f. Design meetings 	<ul style="list-style-type: none"> <u>Schedule</u>: Downes reported there are no changes to the schedule other than adding the PCR meetings for January 9 and 10 and the RTM meeting on January 21. <u>GMP amendment 1</u>: Downes walked the building committee through GMP amendment 1, noting the bid of \$489,735 from WC McBride. Downes has issued a letter of intent to McBride to start submittal and shop drawings. Downes reviewed associated costs for General Conditions and Staffing and Bid and Procurement related to the early bid package. Motion by Stephen Selbst to approve \$557,881 as the GMP applicable to BOE Project Code # 24334, subject to satisfactory legal review of the associated contract amendment, second Leander Krueger, Vote 6-0-0. The committee aims for the full GMP amendment to be voted on at its January 21 meeting, or perhaps sooner. <p>Motion by Stephen Selbst to approve supplement to Contract #7397 in the amount of \$62,480, second Leander Krueger, Vote 6-0-0.</p> <u>State PCR Review</u>: SPA reported that the first meeting was held December 19, with the PCR forms completed by the team and submitted. SPA reported that follow-on meetings will be held January 9 and 10 to continue the review. SPA noted no design issues have been raised to date. The first meeting was focused on legal forms, with no comments on the drawings, with some suggestions on exact terminology to maximize reimbursement. SPA is optimistic that everything should be completed by the end of January, as planned. <u>State DEEP Review</u>: Langan reported that they are waiting for final FMC signoff, which should be received shortly. SPA reported that the Stormwater Permit has been submitted and is under review. SPA said that we will review the Stormwater Permit with OGA, which should only affect the start of construction, not bidding; this will be confirmed at this week's meeting with OGA. Morganti noted that OGA is still reviewing sole source letters, which were modeled after the CMS Building Committee's recent letters. <u>Interim Appropriation</u>: Chair reported that RTM Committee meetings will be held on January 9 (BOC) and 13 (Education, Public Works, Finance) to discuss the interim appropriation. District 6 will meet on January 16. Chair will speak at the full RTM meeting on January 21 in support of the interim appropriation. If approved, Chair will get the copies of the minutes to show the State that the funds have been approved. <u>Design Meetings</u>: Two topics were flagged by the Vice Chair for further discussion. 1) <u>Entryway Columns / Planters</u>. Vice Chair stated that in the drawings the two plantings that were to be in front of the columns were missing, asked if flowering plants could be added back.

Langan reported being aware of this: during prior meetings with Town security officials, the locations of plants and trees near the front entry were discussed. Langan noted due to visibility concerns, it was agreed that the plants near the entry remain low, and the three trees on each side of the main entry to be set off to the side and not as close to the columns as shows in the rendering. Langan said they could review this with the Tree Warden and GPS Security if needed. All agreed to revisit the topic once the columns are installed. Peter Robinson asked that any plantings against the building be reviewed with the Fire Marshal. Principal Bencivengo reminded the committee of the memorial tree that needs to be preserved. 2) Playground. Morganti reported that a meeting was held during the break to continue discussion of procuring the playground. Final meetings need to be scheduled to collect final pricing, with an expected lead time of 12 weeks. Langan noted submittal review will take 2 weeks, upon receipt. Downes is reviewing a request to store the Age 2-5 playground, which won't be installed until 2026, within the construction fence. All agreed it was best to order the playground as soon as possible to ensure it will be open to the public when school starts. Morganti to schedule next meetings on this. Peter Robinson suggested updating the Fire Marshal regularly about tree heights, containers, etc. Finally, all were asked to think about the timing of a Groundbreaking Ceremony; this will be discussed in upcoming meetings.

- 5.00 Financial & Consultant Selection Update
- a. Review and vote on SP+A invoice #24-1487 for \$7,988.71
 - b. Review and vote on Morganti invoice #12 for \$5,760.00
 - c. Review and vote on DEEP invoice #DEP427310 for \$1,500, reimbursement of Jackie Welsh
 - d. Review and vote on Shipman & Goodwin invoice #656727 for \$100.00

- SPA Invoice: Motion by Stephen Selbst to approve invoice as listed on agenda, second Leander Krueger, Vote 6-0-0.
- Morganti Invoice: Motion by Stephen Selbst to approve invoice as listed on agenda, second Leander Krueger, Vote 6-0-0.
- DEEP Invoice: Motion by Stephen Selbst to approve invoice as listed on agenda, second Leander Krueger, Vote 6-0-0. Motion by Stephen Selbst to reimburse OGSBC Vice Chair Jackie Welsh for her payment of this invoice, second Leander Krueger, Vote 5-0-1; Jackie Welsh abstained.
- Shipman & Goodwin Invoice: Motion by Leander Krueger to table invoice as listed on agenda, second Stephen Selbst, Vote 6-0-0. Building Committee to reconsider in the context of larger invoices from Shipman & Goodwin.

- 6.00 Public Relations Update
- a. Review and vote on RTM Quarterly Report due January 13, 2025

- Motion by Stephen Selbst to approve submission of quarterly report as drafted, after RTM committee meetings are completed on January 13 and vote totals incorporated, second Leander Krueger, Vote 6-0-0.

- 7.00 Adjourn

- 8:19am Motion to Adjourn Leander Krueger, second Jackie Welsh.