



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, February 4, 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) | | A |
| Barbara O'Neill (Secretary) | P | |
| Jason Brown | | A |
| Cristina Dawson | P | |
| Leigh Erin Izzo | Zoom | |
| Leander Krueger | P | |
| Stephen Selbst (BET Rep) | | A |
| Michael Joseph Mercanti-Anthony (BOE Rep) | Zoom | |
| Ex Officio Members | | |
| Jennifer Bencivengo (Principal) | P | |
| Janet Stone McGuigan (BOS) | Zoom | |
| Molly Saleeby (RTM) | Zoom | |
| Peter Robinson (DPW) | Zoom | |
| Peter Lowe (P&Z) | P | |
| Liaisons | | |
| Peter Schweinfurth (Liaison, EMAC) | Zoom | |
| 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 7:06am. |
| 2.00 | Housekeeping | <ul style="list-style-type: none"> Chair reported that next meeting Tuesday February 18. |
| 3.00 | Approve minutes from January 21 meeting | <ul style="list-style-type: none"> Motion to approve January 21 meeting minutes by Leander Krueger, second Cristina Dawson, without objection approved by unanimous consent. |
| 4.00 | Project Team Update <ol style="list-style-type: none"> a. State Pre-Bid Conformance Review b. Spring 2025 Schedule & Playground c. Discuss date for ground-breaking ceremony d. US DOE voucher | <ul style="list-style-type: none"> <u>State PCR Review</u>: SPA reported that they have updated and sent in an amended scope letter and a few other items over the past week based on input from OGA. Morganti noted a meeting was held last week to review the BMS and access control sole source letters and that amended letters were sent in by GPS Admin. SPA reported that the OGA examiner is close to signing off and once that happens David Barkin will issue a formal letter allowing the project to go out to bid. Downes reported they updated some financial items and passed them to OGA. All agreed that the project should be ready to go out to bid pretty soon. <u>Spring 2025 Schedule</u>: Downes shared and spoke to the latest schedule. They are targeting going out to bid on February 21 and collecting bids by March 28. Downes said that when bids are opened, if the project is within budget they would suggest Letters of Authorization like the early electrical package to help fast track mobilization. Chair asked Downes to share draft GMP documents towards the end of February so these can be reviewed with counsel in parallel and in advance of bids coming in. If the bid timeline stays on track, the existing playground would be expected to come offline after April break to allow the new playground to be online by the start of school at the end of August. The building committee will continue to review this based on the timeline so everything can be properly communicated. <u>Ground-breaking</u>: Given the schedule update, the building committee agreed that the Groundbreaking ceremony should be held after Spring Break. The dates will be April 23 (9am) with a rain date of April 24 (9am). Downes offered a meeting to discuss what they can provide for the ceremony. Chair noted that the Parks & Recreation Department has been provided a copy of the phasing and logistics plan. <u>US DOE Voucher</u>: Chair reported that the \$125,000 voucher from the US Department of Energy has been approved. The funding is to be used for LED lights, which are part of the EdSpecs. Chair said that the building committee could potentially use the voucher for other energy efficient items if the building committee chooses. The scope will be revisited in the near future and the building committee has 2 years to use the funds. Chair thanked Sarah Caccaro in the Town's Environmental Affairs office for spearheading the application. |
| 5.00 | Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Discuss monthly financial reporting | <ul style="list-style-type: none"> <u>Monthly Financial Reporting</u>: Chair said that overall financials will be covered each month as we move into construction. A draft was sent around to the building committee in advance, which will be paired with a cash flow forecast which is currently being updated. |

- b. Review Early Electrical Package Change Order
- c. Review and vote on Notice to Proceed for Early Electrical Package
- d. Review and vote on Playground proposal from GameTime
- e. Discuss RFP for Material Testing

- Early Electrical Change Order: SPA explained that some changes needed to be made to the early electrical package submittal. This will cost approximately \$12,000 but will allow SPA to make a change to offset this cost with the upcoming bid for the balance of the project. SPA wanted the building committee to weigh in before issuing a proposal request to Downes. Downes will then submit formal pricing against the proposal request for the building committee to review.
- Notice to Proceed, Early Electrical Package: Chair spoke to the NTP draft that was circulated to the building committee. This is similar to what the CMS project used for its early package. All agreed the NTP was clear, concise and acceptable. Motion by Leander Krueger to approve Notice to Proceed document circulated in advance, second Cristina Dawson, Vote 6-0-0.
- Playground Proposal: Chair presented the proposal from GameTime under Omni contract pricing. Motion by Leander Krueger to approve GameTime's Quote #114836-01-07 for OGS Playground for \$496,958.75, second Cristina Dawson, Vote 5-0-0. It was suggested that a larger rendering of the playground would be helpful to have for the groundbreaking.
- RFP Material Testing: Morganti spoke to the RFP being drafted for material testing. This will be ready for a vote by the committee in the coming weeks.

6.00 Public Relations Update

- Website: Chair reported that website materials have been updated to remove old information and take estimates off.
- Dashboard: Chair reported that he will meet on Wednesday with OGS PTA members and a couple others to discuss an initial draft of the Dashboard for the OGSBC website. He is hoping to have a draft ready for the building committee to review on February 18 or possibly the first meeting in March. The objective is to have all changes incorporated on the website prior to the start of construction.

8.00 Adjourn

- 8:10am Motion to Adjourn Leander Krueger, second Cristina Dawson.