



TOWN OF GREENWICH

**Old Greenwich School Building Committee
Tuesday, February 18, 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)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)		A
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)		A
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)		A
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 7:05am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted that next meeting is Tuesday March 4.
3.00	Approve minutes from February 4 meeting	<ul style="list-style-type: none"> Motion to approve February 4 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. State Pre-Bid Conformance Review b. Main bid package c. Spring 2025 Schedule 	<ul style="list-style-type: none"> <p><u>State PCR Review</u>: SPA reported that a Design PCR meeting was held last week with Andrea Boyle and others. SPA stated that they need to adjust their Scope Review letter based on comments from OGA. In addition, SPA reported that they are compiling plans and will upload the plans along with Downes' revisions to PSCCD based on OGA comments. Morganti reported on conversations with OGA / Kermit Thompson, who has advised that Sole Source letters will be approved and forthcoming; the only rejections are Sargent for hardware and CTC for BMS installation. SPA is revising the specifications accordingly and Morganti noted that GPS Admin is aware. The Vice Chair noted that OGA wanted a 1049R to request the 1049R remain open until bids are received as the State only allows one revision. Downes noted that they have filed the 1049R and created a memo and will send to DAS Grant review. SPA said that all items and final revisions will be with OGA today. Once Ms. Boyle reviews and signs off, the project will go to OGA Chief Architect David Barkin to issue the letter allowing the project to go to bid. The hope is that we can go out to bid by March 4.</p> <p><u>Main bid package</u>: Downes reported that the revised project manual has been provided. Downes expects that it will take approximately one week from receipt of approval by the state to get the project out to bid. Downes said that the playground and bid dates will be pushed out another week since State approval has not yet been granted. Downes will revise their schedule accordingly. Chair asked if any more clarifications or exceptions would be added to the GMP documents; Downes stated that they do not expect to add anymore unless something comes up during the scope review with subcontractors.</p> <p><u>Spring 2025 Schedule</u>: The playground is in motion with shop drawings in process. Building committee to connect with GPS Purchasing on deposit mechanics and timing.</p>
5.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Monthly financial reporting b. Review Early Electrical Package Change Order c. Discuss and vote on RFP for Material Testing 	<ul style="list-style-type: none"> <p><u>Monthly Financial Reporting</u>: Chair spoke to the financial update and cash flow report sent to the committee in advance, noting that it was developed with input from Morganti and in a format that BET members are familiar with.</p> <p><u>SPA Invoice</u>: Motion by Chair to add SPA Invoice #25-1570 for \$383.49 to the agenda, second by Stephen Selbst, without objection approved by unanimous consent. Motion by Stephen Selbst to approve invoice as listed, second Chair, Vote 7-0-0.</p> <p><u>Early Electrical Change Order</u>: Downes reported that they hope to present the change order at the next meeting.</p> <p><u>RFP Material Testing</u>: Motion by Stephen Selbst to approve RFP as sent to committee in advance, second Jackie Welsh, Vote 7-0-0.</p>

6.00 Public Relations Update
a. Communications
Dashboard

- 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 in March. The objective is to have all changes incorporated on the website prior to the start of construction.
- Prep for Ground-breaking: Principal Bencivengo and Chair to discuss in the coming weeks to ensure that all the dignitaries have the ground-breaking ceremony on their calendars.

8.00 Adjourn

- 7:56am Motion to Adjourn Stephen Selbst, second Leander Krueger.