



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, April 22, 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)		A
Jason Brown		A
Cristina Dawson	P	
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)	Zoom	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
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	
Nicole DeMaio (Downes Construction Company)	Zoom	
Christa Maull (Downes Construction Company)	Zoom	
Michael Dooley (AKF)		A
Joseph Devine (Langan)		A
Kristen Mitchell (Langan)		A
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 7:04am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted that the Ground-breaking Ceremony is tomorrow, April 23 at 9am. Next building committee meeting will be on May 6.
3.00	Approve minutes from April 8 meeting	<ul style="list-style-type: none"> Motion to approve April 8 meeting minutes by Leander Krueger, second Cristina Dawson, without objection approved by unanimous consent.
4.00	Project Team Update a. Main bid package b. Building Permit	<ul style="list-style-type: none"> <u>Main bid package</u>: Downes reported that they are continuing to generate interest in bidding, making phone calls to ensure each bid package will have multiple bidders. Downes noted that all bids are currently due April 28, with the final cleaning due May 8. RFI's are still coming in as of yesterday, mostly from general trades and HVAC subcontractors. GPS Purchasing has advised that if we do not collect two bids per bid package, the package would have to be re-bid. Chair and Vice Chair met with GPS Purchasing and were told that a revised bid opening date is not preferred. Downes recommended revising the bid date to May 8 for the following 9 packages to ensure appropriate bid coverage: architectural woodwork, general trades, accoustical ceilings, painting and wallcovering, plumbing, HVAC, electrical, sitework, and landscaping. GPS Purchasing has advised that this could be done by re-posting the selected bid packages while leaving the other packages to be opened on April 28. Downes to set up meeting with Purchasing to work through reposting. <u>Building Permit</u>: Downes reported that the sewer application will be submitted today, as will DPW-Highway. Downes said that Zoning is satisfied and only the Fire Marshal and Dan Watson signoffs remain and before Plan review by the Building Department. Building Department meeting is set for May 1 to review Downes logistics plan with Downes, Chair, Vice Chair and Principal. The working target is to complete the permitting process by the end of May.
5.00	Financial Update a. Review and vote on Gametime Invoice b. Review and vote on PC002 meter socket for \$1,089.82 c. Prep for GMP d. Private Donations	<ul style="list-style-type: none"> <u>Gametime Invoice</u>: Motion by Stephen Selbst to approve Gametime Pro Forma Invoice for \$372,470.58 (75% deposit for playground) subject to owner's representative having a conversation with vendor about timing of shipment, second by Leander Krueger, Vote 7-0-0. <u>PC002 Meter Socket</u>: Downes reported that Eversource will not review and approve the electrical gear without the meter pan. This item was not originally part of the Early Release Electrical Package since it is not a long lead item. Motion by Stephen Selbst to approve PC002 in the amount of \$1,089.82 with reference to BOE Project #24334, second Leander Krueger, Vote 7-0-0. <u>NON-AGENDA ITEM: DEEP Stormwater Inspection RFP</u>: With no objection, building committee discussed this proposed RFP. Morganti explained that a few meetings with the design team and building committee occurred since the DEEP permit was approved, to review the permitting process. Morganti noted that to satisfy the permit, weekly inspections are required. The scope for this work would fall under owners soft costs, with Morganti recommending a budget to cover the inspections for the duration of the project. Molly Saleeby and Leander Krueger to review draft RFP for a decision at next building committee meeting.

6.00	Public Relations Update a. Prep for Ground-breaking	<ul style="list-style-type: none"> • <u>Prep for GMP</u>: Chair and Leigh Izzo noted no action required at this time and they will coordinate with Shipman & Goodwin soon. • <u>Private donations</u>: Principal Bencivengo noted no new items to report, with SPA reviewing quantity and location of bricks. Cristina Dawson and Molly Saleeby will continue to work this through and report back to the building committee. • <u>Prep for Ground-breaking</u>: Principal Bencivengo provided an update on the planning for the Ground-breaking Ceremony, noting that soil, shovels and hard hats have been delivered and are on site. The program is finalized and we are ready for the event on April 23. Chair noted that website is almost done and hopes it will be posted in advance of the Ground-breaking Ceremony.
7.00	Executive Session to discuss Contract Updates	<ul style="list-style-type: none"> • 8:02am motion by Leander Krueger to go into Executive Session, second Stephen Selbst, Vote 7-0-0. • Contract items discussed during Executive Session. • 8:22am motion by Stephen Selbst to come out of Executive Session, second Cristina Dawson. With no objection, building committee came out of Executive Session. No votes were taken during Executive Session.
8.00	Adjourn	<ul style="list-style-type: none"> • 8:23am am Motion to Adjourn Cristina Dawson, second Leigh Izzo.