



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, May 6, 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)	P	
Jason Brown		A
Cristina Dawson	P	
Leigh Erin Izzo		A
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)	Zoom	
Peter Robinson (DPW)	Zoom	
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)	Zoom	
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 will be Tuesday May 20.
3.00	Approve minutes from April 22 meeting	<ul style="list-style-type: none"> Motion to approve April 22 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.
4.00	Project Team Update <ul style="list-style-type: none"> a. Preliminary Bid update b. Building Permit c. Playground update 	<ul style="list-style-type: none"> <u>Preliminary Bid Update</u>: Downes reported that they received bids on 10 packages on April 28 and that scope reviews with the low bidders have started. The balance of the bid packages will be opened on May 8. Downes is tabulating bid vs. budget and will provide an update when all bids have been received. Downes noted that it will need to re-bid the Demolition/Abatement and Specialties bid packages since only 1 bid was received for each. Re-bid advertising will occur after we receive bids on May 8 to capture any other packages required. Downes' estimating team is performing a study of bids that are over budget to provide an explanation to the building committee. <u>Building Permit</u>: Downes reported that a general meeting was held last week with the Building Department and Fire Marshal, along with Principal Bencivengo, Morganti, and the OGSBC Vice Chair, where they reviewed the phasing and logistics plan. The permit process is currently with the Sewer division; once Sewer signs off, it will go to the Highway division and Dan Watson, and then to the Building Department to start its 30-day review period. <u>Playground</u>: Morganti reported that Gametime has advised that its fabrication time has been reduced from 12 weeks to 6-8 weeks. Gametime's installer has no issue with a late August to September install timeframe. They recommended not starting work later than September 1 as they noted the rubber surfacing requires daytime and overnight temperatures to be no lower than 45 degrees to cure and it will take approximately 4 weeks to install everything. If we aren't able to start work in early September, Gametime would recommend a Spring 2026 installation. <u>Unit Ventilators</u>: Vice Chair reported on a meeting with Dan Watson and SPA to discuss controls needed to the existing unit ventilators to provide a redundant heat system to supplement the main VFR heating system. Additional controls are needed since the existing system is very old and not working properly. Vice Chair noted that the controls were specified via addendum and the HVAC subcontractors will provide a breakout price for this work. Item will be reviewed again once bids are received since it was not part of the Ed Specs for the project. SPA noted this is not typical to provide a redundant heating system but somewhat required due to the phasing. Building committee will revisit this once the bids come in.
5.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. Monthly financial update b. Review and vote on Silver Petrucci 	<ul style="list-style-type: none"> <u>Monthly Financial Reporting</u>: Chair reported on latest financial numbers, which are largely unchanged from the previous month. As of the end of April, the building committee has \$42,948,714 in funds available, plus the \$1,965,000 subject to release by the BET.

	<p>invoice #25-1788 for \$8,436.78</p> <ul style="list-style-type: none"> c. Review and vote on AKF invoice #40184762 for \$10,840.00 d. Review and vote on RFP for DEEP Inspection Services e. Upcoming contract modifications for SP+A and Morganti f. GMP Prep g. Private donations 	<ul style="list-style-type: none"> • <u>SPA Invoice</u>: Motion by Stephen Selbst to approve SPA Invoice as listed on agenda, second by Leander Krueger, Vote 7-0-0. • <u>AKF Invoice</u>: Motion by Leander Krueger to approve AKF invoice as listed on agenda, second by Stephen Selbst, Vote 7-0-0. • <u>RFP DEEP Inspection Services</u>: Motion by Stephen Selbst to approve RFP for DEEP Inspection Services, second Leander Krueger, Vote 7-0-0. Chair and Morganti to reach out to GPS Purchasing to get posted. • <u>Upcoming Contract Mods</u>: Chair reported that upcoming contract modifications will be needed for both SPA and Morganti for the construction period. This will be considered after bids have come in and in the context of considering the GMP for the project. • <u>GMP Prep</u>: No updates, nothing discussed. • <u>Private Donations</u>: Cristina Dawson reported that discussions on fundraising are progressing. The PTA is still pursuing brick etching and putting together a fundraising pyramid. Group will discuss with a brick vendor in the near future and Morganti will help set up a meeting to discuss.
6.00	<p>Public Relations Update</p> <ul style="list-style-type: none"> a. Communication roll-out 	<ul style="list-style-type: none"> • Chair reported that the new website is up and running and work is ongoing to discuss communications in the lead up to the start of construction. Building committee said that it would be good to provide something to neighboring tenants so they understand key details. Downes said they could help create a Good Neighbor flyer and offer an information session as we get ready for construction start. Building permit will require notification to owners of neighboring properties but communications to tenants may be a good idea to consider.
8.00	Adjourn	<ul style="list-style-type: none"> • 7:58am Motion to Adjourn Stephen Selbst, second Leander Krueger.