



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, July 1, 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	P	
Leigh Erin Izzo	P	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	P	
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)	P	
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

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:07am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting Tuesday July 15.
3.00	Approve minutes from June 17 meeting	<ul style="list-style-type: none"> Motion to approve June 17 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. Building Permit update b. Preliminary Bid update c. Schedule impact d. Cost management e. GMP Prep 	<ul style="list-style-type: none"> <u>Building Permit Update</u>: Downes reported that we are down to the final steps on the Building Permit, with the Building Department and Fire Marshal reviewing. Downes stated that they will start the application for the generator permit, noting that it will need the electrical contractor's license number. Peter Robinson confirmed the review has started and are working to provide comments by July 16. This letter will include Fire Marshal comments too. <u>Preliminary Bid Update</u>: Downes reported that the sitework subcontractor has acknowledged the soil scope and is following up on their response. Downes to review the wording in their letter to be sure it is clear and binding and reflects the base contract scope. Downes said they are in the process of requesting all bidders extend their bids; to date, about half of the subcontractors have agreed. <u>Schedule impact</u>: Downes reported that they are targeting the September 15 RTM meeting and a Notice to Proceed shortly thereafter, noting that with the delay in starting, the end of the first phase is now roughly in October and not the end of the summer as planned. Downes noted that this summer's work will be pushed to next summer, except the mechanical spaces which will remain with the start of the project. Downes to set up a meeting with Principal Bencivengo to review and adjust the phasing plan and to report back. Vice Chair asked Downes to be sure the subcontractors accept the new schedule with their bid extension. Principal Bencivengo commented that we will need to review the construction of the new playground, as an extended period of time without a playground would not be acceptable. <u>Cost management</u>: Downes reported that their estimating team is currently working on cost management items and would hold meetings with the committee. Downes noted a draft GMP would be targeted for August 11, with BOE and BET meetings shortly thereafter in order to have all documents ready for the RTM Call deadline on August 22. Chair asked to review cost management log at the next meeting. <u>GMP Prep</u>: Item not discussed.
5.00	Executive Session to discuss contracts and RFP DEEP Stormwater Inspection	<ul style="list-style-type: none"> 7:55am motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Cristina Dawson, without objection motion adopted by unanimous consent. Discussed contracts and DEEP Inspection Services RFP 8:15am motion by Stephen Selbst to come out of Executive Session, second Leander Krueger, no votes taken.
6.00	Discuss and vote on RFP DEEP Stormwater RFP proposals	<ul style="list-style-type: none"> No action taken.

7.00 Public Relations Update

- Chair noted that RTM Quarterly Report through July 17 will be topic for future meeting, to include communicating to key stakeholders on status of project.

8.00 Adjourn

- 8:17am Motion to Adjourn Leander Krueger, second Cristina Dawson.