



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, July 15, 2025

7:00am

Old Greenwich School Media Center and via Zoom

Meeting Notes

| Committee Roster | Present | Absent |
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| Voting Members | | |
| James Waters (Chair) | P | |
| Jackie Welsh (Vice Chair) | P | |
| Barbara O'Neill (Secretary) | P | |
| Jason Brown | | A |
| Cristina Dawson | Zoom | |
| 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) | P | |
| Molly Saleeby (RTM) | P | |
| Peter Robinson (DPW) | Zoom | |
| Peter Lowe (P&Z) | Zoom | |
| 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) | 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) | 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 7:03am. |
| 2.00 | Housekeeping | <ul style="list-style-type: none"> Chair reported next meeting will be Tuesday July 29. |
| 3.00 | Approve minutes from July 1 meeting | <ul style="list-style-type: none"> Motion to approve July 1 meeting minutes by Leander Krueger, second Stephen Selbst, without objection approved by unanimous consent. |
| 4.00 | Project Team Update <ul style="list-style-type: none"> a. Building Permit update b. Bid and schedule update, discussion of options | <ul style="list-style-type: none"> <u>Building Permit Update</u>: Downes reported that comments were received from the Building Department on July 14 that will need to be addressed concerning code compliance and phasing. Downes and SPA will work on a response. SPA reported that they are aware of the items and can be easily addressed. Downes reported that DPW highway approval was received last week and that the Fire Marshal's review is nearing completion. <u>Bid and schedule update, discussion of options</u>: Downes reported that based on their review of the bid results, the current schedule, and pricing they would propose two options for the committee. Downes noted that these options are the result of the current economy and the associated bid results. <p><u>Option 1</u> would be to rebid all packages with a Fall 2025 start. Downes noted that this option is not recommended for several reasons: some abatement that was designed and approved to occur during the summers would be required to happen during the school year; phasing that was approved to occur during school breaks would need to be revised; a fall start forces an extended schedule, roughly 6 months longer than originally planned, which will add unforeseen costs to the project; a fall start will put some construction activities into winter conditions that were not budgeted as such and would increase costs.</p> <p><u>Option 2</u> would be rebid the project in December with an early Spring 2026 start. Downes noted the only drawback with this option is that we will be subject to escalation costs, which could be counterbalanced in a few ways. Downes cited the following in its recommendation of Option 2: maintains original phasing and abatement during summer as planned; transition from existing to new playground can be maintained as required by the school; winter conditions are greatly reduced; there is time to take advantage of VE items from scope meetings to help offset escalation; a winter bid will allow for a more competitive bid with a spring start as bidders are looking ahead for work in the new year; there will be time to further review the schedule and optimize/maximize the phasing to potentially reduce schedule duration.</p> <p>The building committee had no objection to Option 2 while expressing significant concerns with Option 1. SPA noted that we may need to set up a meeting and review the project with OGA to advise them of the status and the plan going forward.</p> |

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| 5.00 | Executive Session to discuss contracts and RFP DEEP Stormwater Inspection | <ul style="list-style-type: none"> • 7:30am motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, without objection motion adopted by unanimous consent. • Discussion of contract items and RFP for DEEP Stormwater Inspection Services. • 8:02am motion by Leander Krueger to come out of Executive Session, second by Leigh Izzo. No votes were taken. |
| 6.00 | Discuss and vote on RFP DEEP Stormwater Inspection proposals | <ul style="list-style-type: none"> • Motion by Leander Krueger to award contract for DEEP Stormwater Inspection Services to Solli Engineering, second by Jackie Welsh, Vote 7-0-1. |
| 7.00 | Public Relations Update a. Communication roll-out | <ul style="list-style-type: none"> • Building committee agreed with Downes' recommendation of Option 2 and to begin working on notifications to stakeholders. • Chair noted that RTM Quarterly Report will be considered at next meeting. |
| 8.00 | Adjourn | <ul style="list-style-type: none"> • 8:06am Motion to Adjourn Leander Krueger, second Leigh Izzo. |