TOWN OF
GREENWICH

Old Greenwich School Building Committee
Tuesday, July 29, 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	Zoom	
Leigh Erin Izzo	P	
Leander Krueger	P	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)		A
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)	Zoom	
Jeff Anderson (Downes Construction Company)		
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)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	• Meeting was called to order at 7:04am.
2.00	Housekeeping	• Next meeting Tuesday August 12, likely Zoom only.
3.00	Approve minutes from July 1 meeting	• Motion to approve July 15 meeting minutes by Leander Krueger, second Leigh Izzo, without objection approved by unanimous consent.
4.00	Project Team Update a. Building Permit update b. Bid and schedule update	• Building Permit update: Downes reported SPA responded to Building Department and Fire Marshal comments dated July 14 and 21. Peter Robinson confirmed receipt and said responses are being reviewed; once comments are resolved, permit will be issued with a conditional letter. The building permit will be valid for 6 months and an extension requested through the Building Official. • Bid and schedule update: Chair reported meeting with GPS Purchasing and receiving some suggestions for future bidding. Morganti to schedule time this week to discuss with Downes and SPA. Downes reported working on a rebid schedule that will be provided when ready.
5.00	Executive Session to discuss contracts	• 7:28am motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Leigh Izzo, without objection motion adopted by unanimous consent. • Contract items discuss. • 8:35am motion by Leander Krueger to come out of Executive Session, second by Leigh Izzo, no votes taken.
6.00	Financial & Consultant Selection Update a. Review and vote on Morganti contract adjustment b. Review and vote on Morganti invoice #14 for $5,040.00 c. Review and vote on Silver Petrucelli invoice #25-2215 for $3,661.27 d. Review and vote on Downes invoice #10 for $55,560.00	• Morganti Contract: Motion by Chair to add $20,000 to Morganti contract, second Leander Krueger, Vote 6-0-0. • Morganti Invoice: Motion by Chair to approve Morganti invoice as listed on agenda, second Leander Krueger, Vote 6-0-0. • SPA Invoice: Motion by Chair to add SPA invoice #25-2092 for $5,752.35 to the agenda, second Leander Krueger, without objection motion adopted by unanimous consent. Motion by Chair to approve SPA invoice #25-2092 for $5,752.35, second Leander Krueger, Vote 6-0-0. Motion by Chair to approve SPA invoice #25-2215 for $3,661.27, second Leander Krueger, Vote 0-6-0. Those voting no said that they did not feel comfortable paying for more than 90% completion of Bid & Award phase given this phase is not yet complete. Chair to ask SPA to resubmit invoice to reflect reimbursable amounts due only. • Downes Invoice: Motion by Chair to partially approve Downes invoice in the amount of $50,312, second Leander Krueger. Chair said this amount would reflect 90% completion of Bid & Procurement work, recognizing that a GMP had not been delivered and Downes recommended re-bidding in the fall. Vote 6-0-0.

7.00	Public Relations Update a. Communication roll-out	• RTM Quarterly Report: Motion by Leander Krueger to approve RTM Quarterly Report for period ending July 13, 2025, second Cristina Dawson, without objection approved by unanimous consent. • Comms to stakeholders: Chair reported that GPS leadership has been notified of OGSBC decision to bring project back out to bid by end of 2025 and delay start of construction to spring 2026. Other notifications to be completed this week include BOE, BET, BOS, and school community. Website also to be updated this week to reflect updated timeline and minutes.
8.00	Adjourn	• 8:50am Motion to Adjourn Leander Krueger, second Jackie Welsh.