



TOWN OF GREENWICH

Old Greenwich School Building Committee
Monday, August 4, 2025
7:00am
via Zoom

Meeting Notes

Committee Roster	Present	Absent
Voting Members		
James Waters (Chair)	Zoom	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary) – joined late	Zoom	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Janet Stone McGuigan (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
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)		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
Lucia Jansen (BET Member)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:02am.
2.00	Housekeeping	<ul style="list-style-type: none"> Next meeting Tuesday August 26, both in person and via zoom.
3.00	Approve minutes from August 4 meeting	<ul style="list-style-type: none"> Motion to approve August 4 meeting minutes by Leander Krueger, second Jackie Welsh, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Building permit update b. Cost management update c. Phasing Plan update d. Bid and schedule update e. GMP Prep 	<ul style="list-style-type: none"> <u>Building Permit</u>: SPA reported that they spoke with Building Department regarding their July 28 response to Building Department and Fire Marshal comments on July 14. SPA confirmed code and phasing comments Building Department had raised, with outstanding items just housekeeping. SPA noted an amended response would be forthcoming this week with revised drawings provided once conformed with value engineering discussions. Peter Robinson advised once permit package is approved, Chair and Downes would be notified, and that Permit will include a conditional letter of requirements providing direction on items needed during construction and prior to a request for Certificate of Occupancy. <u>Cost Management</u>: Vice Chair reported that a meeting was held to review cost management items and that a final list was agreed to by all and will be shared with the committee. SPA to review and provide level of effort to make changes. SPA noted roughly \$1.2 million of recommended cost management had been agreed; these items are not code related; SPA to schedule meeting with Langan to review seat wall and abatement drawings. <u>Phasing Plan</u>: Downes reported that they are working on phasing plan adjustments but do not yet have an update to report. Downes said they are looking to see if Phase 2 and 2A can be done in the first summer and other measures to help consolidate the schedule into a shorter overall timeframe. <u>Bid and Schedule</u>: Downes reported continuing to work on rebid schedule and need timeframs for updating drawings by SPA and what State/OGA will require to incorporate into the schedule. <u>GMP Prep</u>: Not discussed.
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> 7:26am motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second by Leander Krueger, without objection approved by unanimous consent. Contract items discussed. 8:01am motion by Stephen Selbst to come out of Executive Session, second Leander Krueger. Not votes taken.
6.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Review and vote on Silver Petrucelli contract adjustment b. Review and vote on Silver Petrucelli 	<ul style="list-style-type: none"> <u>SPA contract</u>: No action taken. <u>SPA Invoice</u>: Motion by Stephen Selbst to approve SPA invoice as listed on agenda, second Leander Krueger, Vote 8-0-0.

revised invoice #25-
2215 for \$209.86

- | | | |
|------|-------------------------|--|
| 7.00 | Public Relations Update | <ul style="list-style-type: none">• Chair reported that communications regarding the status of project had been shared with BOE, BET, BOS, and the community. Chair will update the BOE at an upcoming meeting in September. Chair reported that RTM quarterly report had been shared and disseminated. Chair will also brief the OGS PTA on the project at the start of school. |
| 8.00 | Adjourn | <ul style="list-style-type: none">• 8:12am Motion to Adjourn Leander Krueger, second Cristina Dawson. |