



# TOWN OF GREENWICH

## Old Greenwich School Building Committee

Tuesday, August 26, 2025

7:00am

Old Greenwich School Media Center and via Zoom

### Meeting Notes

Committee Roster	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	P	
Jackie Welsh (Vice Chair)	P	
Barbara O'Neill (Secretary)	Zoom	
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
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	P	
Janet Stone McGuigan (BOS)	P	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
<b>Project Team</b>		
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)	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
<b>Guests</b>		
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"> <li>Meeting was called to order at 7:03am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Chair noted next meeting is Tuesday September 9.</li> </ul>
3.00	Approve minutes from August 12 meeting	<ul style="list-style-type: none"> <li>Motion to approve August 12 meeting minutes by Stephen Selbst, second Cristina Dawson, without objection approved by unanimous consent.</li> </ul>
4.00	Project Team Update <ul style="list-style-type: none"> <li>a. Building Permit update</li> <li>b. Cost management update</li> <li>c. Phasing Plan update</li> <li>d. Bid and schedule update</li> </ul>	<ul style="list-style-type: none"> <li><u>Building Permit update</u>: SPA reported that they have responded to Building Department questions, having sent revisions to satisfy code compliance. Once VE items are implemented, drawings will be resubmitted to Fire Marshal and Building Department. Peter Robinson reported that Building Department has confirmed receipt and is working on Conditional Letter and Permit Issuance.</li> <li><u>Cost Management</u>: SPA explained their proposal to implement value engineering items, noting that meetings have been held with design team, Downes, and Morganti to reduce costs for the rebid. SPA reported that once proposal is accepted, the original design team members will be involved for the associated work and will complete work by/before September 26. Peter Robinson noted that amendment will need to be completed by SPA and Downes once the drawings are completed, not it will not delay the building permit.</li> <li><u>Phasing Plan</u>: Downes and Principal Bencivengo to schedule a date to meet to look at modifications to the phasing plan. Downes is reviewing details to see if Phase 2a and 2b can be completed in the first summer.</li> <li><u>Bid and schedule update</u>: Downes presented an updated bid schedule, noting the critical path is to have SPA commence with updating drawings. The goal is to get out to bid before the end of October, with a goal of delivering a GMP to the building committee before Christmas. Downes also presented an updated bid proposal to manage the re-bid process, which will cost \$36,170 and will include advertising and other miscellaneous expenses. Downes also explained its request for additional preconstruction services, discussing the schedule and an additional 4 months of work that was required at a cost of \$33,706.</li> </ul>
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> <li>7:43am motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, without objection motion adopted by unanimous consent.</li> <li>Discussion of contract items</li> <li>8:13am motion by Stephen Selbst to come out of Executive Session, second by Leander Krueger, no votes taken.</li> </ul>
6.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> <li>a. Review and vote on Silver Petrucelli contract adjustment</li> </ul>	<ul style="list-style-type: none"> <li><u>SPA Contract</u>: Motion by Stephen Selbst to add \$34,000 to SPA contract, second Leander Krueger, without objection approved by unanimous consent.</li> </ul>

	b. Review and vote on Silver Petrucelli additional service proposal for \$24,000	<ul style="list-style-type: none"> <li>• <u>SPA Proposal</u>: Motion by Jackie Welsh to approve SPA additional service proposal as listed on agenda, second Leander Krueger, Vote 7-0-0.</li> </ul>
		<ul style="list-style-type: none"> <li>• <u>Add Agenda Item</u>: Motion by Stephen Selbst to take up Downes's bid and procurement proposal (non-agenda item), second Leander Krueger, without objection approved by unanimous consent.</li> </ul>
		<ul style="list-style-type: none"> <li>• <u>Downes Proposal</u>: Motion by Stephen Selbst to approve Downes bid and procurement proposal in the amount of \$36,170, second Leander Krueger, Vote 7-0-0.</li> </ul>
7.00	Public Relations Update	<ul style="list-style-type: none"> <li>• Chair reported that he will be briefing the PTA on Tuesday September 2.</li> </ul>
8.00	Adjourn	<ul style="list-style-type: none"> <li>• 8:18am Motion to Adjourn Cristina Dawson, second Leigh Izzo.</li> </ul>