



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, September 9, 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) | Zoom | |
| 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) | 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) | Zoom | |
| Jeff Anderson (Downes Construction Company) | Zoom | |
| Anthony DiMauro (Downes Construction Company) | | A |
| 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 7:04am. |
| 2.00 | Housekeeping | <ul style="list-style-type: none"> Chair noted next meeting would be sometime the week of September 22 so as to avoid the Rosh Hashanah holiday. |
| 3.00 | Approve minutes from August 26 meeting | <ul style="list-style-type: none"> Motion to approve August 26 meeting minutes by Leander Krueger, second Stephen Selbst, 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. State OGA update | <ul style="list-style-type: none"> <u>Building Permit update</u>: SPA reported they are current with all items requested by Building Department. Peter Robinson noted everything needed to issue the Building Permit and conditional letter is complete, with the only outstanding item for Downes to submit the location of the temporary toilets. Principal Bencivengo stated the toilets can be outside by the existing dumpsters. Downes to forward proposed location to Building Department so permit can be issued. <u>Cost Management</u>: SPA reported they should be finished updating the drawings to incorporate VE prior to September 26. SPA will send some documents to design team and Downes for their review and comment. Vice Chair updated all on a couple VE changes, noting SPA recommendations on sheet flooring in the Art room floor and that masonry shear walls in new addition bathrooms must remain due to structural design requirements, a cost savings. <u>Phasing Plan</u>: Downes reported a meeting the prior week, with one additional meeting needed to finalize the plan. Principal Bencivengo said the revised phasing looks good and that she is available to meet as needed. Downes noted they are reviewing mechanical systems to support phasing. <u>Bid and schedule update</u>: Downes reported on updated schedule, noting critical path items are completion of SPA's re-bid documents on or before September 26 and the OGA check-in by the middle of September. <u>State OGA update</u>: Downes recommended a check-in with OGA since we are going out for a full re-bid. Morganti to reach out to get the ball rolling. |
| 5.00 | Executive Session to discuss contracts | <ul style="list-style-type: none"> 7:29am motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Stephen Selbst, without objection motion adopted by unanimous consent. Contract items discussed. 7:48am motion by Stephen Selbst to come out of Executive Session, second by Leander Krueger, no votes taken. |
| 6.00 | Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Review and vote on Downes early package requisition #1 for \$34,285.50 b. Review and vote on Downes preconstruction | <ul style="list-style-type: none"> <u>Downes Early Package Requisition</u>: Motion by Stephen Selbst to approve Downes requisition #1 as listed on agenda, second Leander Krueger, Vote 8-0-0. <u>Downes Preconstruction Proposal</u>: Item discussed and tabled, no motion made. |

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| | proposal for \$33,706.67 c. Review and vote on Downes bid advertisement proposal for \$12,922.12 | <ul style="list-style-type: none"> • <u>Downes Bid Advertisement Proposal</u>: Motion by Stephen Selbst to approve Downes bid advertisement proposal as listed on the agenda, second Leander Krueger, Vote 8-0-0. |
| 7.00 | Public Relations Update a. Communication roll-out | <ul style="list-style-type: none"> • Chair reported that the PTA briefing on September 2 went well. Chair said he would brief the Board of Education at the end of September. |
| 8.00 | Adjourn | <ul style="list-style-type: none"> • 7:55am Motion to Adjourn Leander Krueger, second Leigh Izzo. |