



TOWN OF GREENWICH

Old Greenwich School Building Committee

Thursday, September 25, 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)	P	
Barbara O'Neill (Secretary)	P	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)		A
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)	Zoom	
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)		A
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 will be October 7.
3.00	Approve minutes from September 9 meeting	<ul style="list-style-type: none"> Motion to approve September 9 meeting minutes by Jackie Welsh, second Barbara O'Neill, without objection approved by unanimous consent.
4.00	Project Team Update <ul 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>: Downes reported they have a couple logistical items to resolve for the Building Department and are in constant contact to bring this matter to a close. <u>Cost Management</u>: SPA reported that they have implemented all VE items, culminating with a page turn meeting held September 22. SPA said they are now preparing to resubmit documents to OGA and will prepare a focused review of the select items that have changed due to VE. They expect to hit the September 26 target. <p>SPA also reported on and explained a 2025 refrigerant mandate change that required the documents to be adjusted. SPA noted the federal government mandated the use of a new refrigerant, which requires revisions to the respective mechanical equipment and to electrical components to handle increased electrical loads. SPA said the greater electrical demand requires additional electrical panels and consumed some of the excess spare capacity of the generator.</p> <p>SPA noted that because of the change in refrigerant, the design of the building's freeze protection needed to be modified in the event of loss of electrical power from the street. Freeze protection is designed to maintain 55 degrees within the building with the use of the generator in the event of a power outage. SPA reported that mechanical systems would "checkerboard" on and off to keep the building above 55 degrees to result in an electrical demand the generator could accept. The Building Management system would automatically regulate the cycling. SPA noted the design and equipment changes would normally require a change order, but with the upcoming rebid it will be in the base bid. Peter Robinson asked for a meeting with SPA to review the drawings, which SPA said they would schedule soon.</p> <ul style="list-style-type: none"> <u>Phasing Plan</u>: Downes reported they are working on the phasing plan, noting they are working with the Building Department and Health Department to resolve some turnover requirements with respect to building mechanical systems. <u>Bid and schedule update</u>: Downes reported they will be ready to go out to bid by October 20. They are working on updating the project manual in advance of that. <u>State OGA update</u>: Morganti reported they are in touch with OGA to ensure that we follow the right process prior to going out to bid. Morganti will report with more detail at the next meeting.
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> Not required.
6.00	Financial & Consultant Selection Update	

	<ul style="list-style-type: none"> a. Review and vote on SPA invoice #25-2444 for \$1,264.04 b. Review and vote on Downes invoice #11 for \$12,922.12 	<ul style="list-style-type: none"> • <u>SPA invoice</u>: Motion by Jackie Welsh to SPA invoice as listed on agenda, second Barbara O'Neill, Vote 7-0-0. • <u>Downes invoice</u>: Motion by Jackie Welsh to approve Downes invoice as listed on agenda, second Barbara O'Neill, Vote 7-0-0.
7.00	Public Relations Update <ul style="list-style-type: none"> a. Communication roll-out 	<ul style="list-style-type: none"> • Chair advised the RTM quarterly report is due October 13. Chair reported he will be updating the BOE on the project at its September 25 meeting.
8.00	Adjourn	<ul style="list-style-type: none"> • 7:30am Motion to Adjourn Jackie Welsh, second Molly Saleeby.