



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, October 7, 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	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)		A
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)	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)	Zoom	
Rich Bittenbender (OGS Neighbor)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:10am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted the next meeting would be Tuesday October 21.
3.00	Approve minutes from September 25 meeting	<ul style="list-style-type: none"> Motion to approve September 25 meeting minutes by Leander Krueger, second Stephen Selbst, 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 are completing some minor logistical adjustments and reviewing ADA compliance of the temporary toilets to satisfy Building Department input. When this is completed, the permit will be issued. <u>Cost Management</u>: SPA reported they have completed updating the plans inclusive of the VE items approved by the building committee, refrigerant changes and freeze protection items. SPA said that only the phasing plan needs to be added to the package to have a fully revised set to be issued as an addendum. SPA will meet with the Building Department to do a page turn with them regarding these adjustments. <u>Phasing Plan</u>: Downes reported the phasing plan still has not changed from last issuance other than removing one temporary toilet location. Chair asked for a final meeting to review the phasing plan one last time; Downes to set meeting for October 10. <u>Bid and schedule update</u>: Building Committee members asked how the market and tariffs could impact the upcoming rebid. Downes stated the future bids would reflect market conditions and that subcontractors have shown interest in the project asking Downes about the upcoming bid schedule. Downes reported that the schedule shows advertising on October 20, with documents available to bidders on October 22, and the opening of bids prior to Thanksgiving. This will be followed by scope reviews and assembling and submitting a GMP. Chair reported a meeting is being scheduled with GPS Purchasing this week to review these dates. Downes noted the revised set SPA mentioned will be issued as an addendum to provide clarity and attract bidders. Downes will start reaching out to bidders soon with focused calls to clarify bid goals to get as many bidders as possible. <u>State OGA update</u>: Morganti reported reaching out to OGA; the State responded in writing that it is acceptable to re-bid the project with the plans dated November 22, 2024, specifications and addenda.
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> Not needed.
6.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. Monthly financial update 	<ul style="list-style-type: none"> Financial update to be provided at next meeting

7.00 Public Relations Update

- Chair reported the September 25 update to the BOE was well received. A draft of the upcoming RTM Quarterly Report will be provided to review at the next meeting.

8.00 Adjourn

- 7:44am Motion to Adjourn Leander Krueger, second Stephen Selbst.