



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, October 21, 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)		A
Barbara O'Neill (Secretary)	P	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	Zoom	
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)		A
Project Team		
David Stein (Silver Petrucelli & Associates)		A
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)	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 7:08am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting will be Thursday November 6 because of Election Day on November 4.
3.00	Approve minutes from October 7 meeting	<ul style="list-style-type: none"> Motion to approve October 7 meeting minutes by Leander Krueger, second Barbara O’Neill, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Building Permit update b. Design update c. Phasing Plan update d. Bid and schedule update 	<ul style="list-style-type: none"> <u>Building Permit update</u>: Downes reported that the Building Department needed more information on the temporary toilet facilities and the accessible ramp associated with them. Peter Robinson said the Building Department has the permit and draft of the conditional letter ready for issuance once these items are received from Downes. Building Department requested that once the project starts that Downes inform the Building Department and Fire Marshal of the phasing in advance to ensure proactive communication. <u>Design</u>: SPA issued Bulletin #5 to Downes to incorporate into Addendum #7. Downes reported that the project has now been advertised in local papers. Downes to forward bid documents to GPS Purchasing to post by end of day on October 21. <u>Phasing Plan</u>: Downes reported that nothing has changed from what was presented prior except the shift to the start date. Downes presented the phasing plan and shared the start and completion dates for each of the six phases. Downes noted that the one change is that Phase 2a (cafeteria) and Phase 2b (gymnasium) have been pulled forward to the first summer vs. the prior bid in April. The Chair explained that Phase 3 cannot commence until the new addition is completed, along with the media center, which will both serve as swing space during Phase 3. This limits the interior work that can be done during the first school year of the project, despite efforts to look at ways to do more. Downes said that they will continue to look at Phase 6 to try to find efficiencies to hopefully start portions of it sooner than planned once subcontractors are on board. Site work will begin during the April 2026 school break (i.e. fencing, demolition, etc.). Peter Robinson from the Building Department addressed the importance of keeping the Building Department, Fire Marshal, and neighbors in the loop before commencing construction. <u>Bid and schedule update</u>: Downes noted that a non-mandatory – but highly recommended – pre-bid walk-through will be held on October 30. The bid opening date is currently scheduled for November 20. Downes said they expected better interest based on recent discussions with many subcontractors.
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> 7:36am motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Molly Saleeby, without objection motion adopted by unanimous consent. Contract items discussed 7:46am motion by Leander Krueger to come out of Executive Session, second Leigh Izzo, no votes taken.
6.00		

	<p>Financial & Consultant Selection Update</p> <ul style="list-style-type: none"> a. Monthly financial update b. Review and vote on SPA invoice #25-2635 for \$21,600.00 	<ul style="list-style-type: none"> • <u>Monthly Financial Update</u>: Chair provided an overview of the building committee finances to date. • <u>SPA Invoice</u>: Motion by Leander Krueger to approve SPA invoice as listed on agenda, second Stephen Selbst, Vote 7-0-0.
7.00	<p>Public Relations Update</p> <ul style="list-style-type: none"> a. RTM Quarterly Report 	<ul style="list-style-type: none"> • <u>RTM Quarterly Report</u>: Motion by Leander Krueger to approve RTM Quarterly Report for period ending October 13, 2025, subject to Molly Saleeby final review, second Stephen Selbst, Vote 7-0-0.
8.00	<p>Adjourn</p>	<ul style="list-style-type: none"> • 7:54am Motion to Adjourn Leander Krueger, second Stephen Selbst.