



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, December 9, 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)	Zoom	
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	
Rachel Khanna (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)	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)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:06am.
2.00	Housekeeping	<ul style="list-style-type: none"> The Chair introduced and welcomed Rachel Khanna, who will be the new Board of Selectmen representative to the OGS Building Committee. Chair noted next meeting will be Tuesday December 23 at 7am (hybrid), to be followed by Tuesday December 30 at 10am via Zoom.
3.00	Approve minutes from November 18 meeting	<ul style="list-style-type: none"> Motion to approve November 18 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Building Permit update b. Bid and schedule update c. Soft cost update 	<ul style="list-style-type: none"> <u>Building Permit update:</u> Downes noted that SPA requested a new will serve letter from Aquarion. SPA reported that Aquarion wants an updated flow test before the letter can be issued. Chair authorized SPA to pay for flow test cost and to bill the building committee as a reimbursable. Peter Robinson (DPW Rep) asked for a review meeting with SPA to review pressure with the Fire Marshal; SPA to schedule the meeting. Chair asked SPA and Building Department to schedule these meetings quickly to resolve by the next meeting so a permit can be issued. <u>Bid and Schedule update:</u> Chair reported that we opened bids on December 5 and that there were multiple bids for each bid package. Chair asked Downes to assemble the Guaranteed Maximum Price (GMP) for the building committee's December 23 meeting. Downes reported that 61 bids were received and will start scheduling scope review meetings; these meetings will carry through for the next week with the low bidders. Chair noted that our bids are slightly better overall than those received in April. <p>The building committee discussed two paths forward to meet the targeted April 1 start to construction to the extent additional funds are required to sign the GMP:</p> <ol style="list-style-type: none"> 1) To meet the RTM's January Call, materials would be submitted by the December 26 Call deadline, pending final resolution by the building committee and BOE/BET. The BOE and BET will schedule special meetings on January 5-7, in advance of the RTM Budget Overview Committee meeting on January 8. BOE Chair Mike Mercanti-Anthony said he would schedule a meeting for Monday January 5. BET Rep Stephen Selbst said he would work with the Chair and the BET Chair on this. 2) If option 1 will not work, a special meeting of the RTM would be called on February 4 (committee meetings to occur on February 2). This would require BOE and BET approval in advance, likely by mid-January. The Chair said he had talked to the RTM Moderator about this and this is her suggested date. <ul style="list-style-type: none"> <u>Soft cost update:</u> Morganti noted that the spreadsheet shared in advance of the meeting has been updated with prior approvals by the building committee. Morganti noted that Meyers advised they could maintain their budget for moving expenses and that Gametime will submit a revised proposal to account for escalation due to the revised project schedule.

5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> • 7:30am Motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, Vote 8-0-0. • Contract items discussed. • 7:43am Motion by Stephen Selbst to come out of Executive Session, second Leander Krueger, without objection came out of Executive Session. No votes taken.
6.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. SPA invoice #25-2785 for \$3,834.90 b. Downes preconstruction proposal for \$33,706.67 	<ul style="list-style-type: none"> • <u>SPA invoice</u>: Motion by Leander Krueger to approve SPA invoice as listed on agenda, second Stephen Selbst, Vote 8-0-0. • <u>Downes proposal</u>: Motion by Stephen Selbst to approve Downes proposal as listed on agenda, second Leander Krueger, Vote 8-0-0.
7.00	Public Relations Update	<ul style="list-style-type: none"> • No items discussed.
8.00	Adjourn	<ul style="list-style-type: none"> • 8:01am Motion to Adjourn Leander Krueger, second Chair.