



# TOWN OF GREENWICH

## Old Greenwich School Building Committee

Tuesday, December 23, 2025

7:00am

Old Greenwich School Media Center and via Zoom

### Meeting Notes

Committee Roster	Present	Absent
<b>Voting Members</b>		
James Waters (Chair)	Zoom	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson		A
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
<b>Ex Officio Members</b>		
Jennifer Bencivengo (Principal)	Zoom	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)		A
<b>Liaisons</b>		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
<b>Project Team</b>		
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)		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
<b>Guests</b>		
Mark Dawson (Fire Marshal)	Zoom	
John Vallerie (Building Official)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> <li>Meeting was called to order at 7:03am.</li> </ul>
2.00	Housekeeping	<ul style="list-style-type: none"> <li>Chair noted next meeting will be December 30 at 10am via zoom.</li> </ul>
3.00	Approve minutes from December 9 meeting	<ul style="list-style-type: none"> <li>Motion to approve December 9 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.</li> </ul>
4.00	Project Team Update <ul style="list-style-type: none"> <li>a. Building Permit update</li> <li>b. Presentation of the Guaranteed Maximum Price</li> <li>c. Questions about the Guaranteed Maximum Price</li> <li>d. Discuss possible Alternates</li> <li>e. Update on soft costs</li> <li>f. Schedule forward</li> </ul>	<ul style="list-style-type: none"> <li> <u>Building Permit update</u>: SPA stated that the prior Will Serve letter from Aquarion, issued in late 2023, had expired and an updated flow test was performed on December 19. Aquarion provided an updated Will Serve letter on December 19, noting street pressure was slightly greater than the test done in October 2023. SPA reported they are reviewing a design concern from the Fire Marshal with respect to the standpipe system design incorporating the use of fire apparatus. SPA reported that the standpipe system design had been in the drawings for over two years, explained the code and the need for the standpipe system, and SPA's view that the apparatus is allowed per code. The Fire Marshal clarified that SPA had previously requested the Town's fire apparatus to be part of the design for the standpipe and noted NFPA 2019 states the standpipe cannot rely on fire apparatus. SPA volunteered to review their most recent response and discuss their interpretation of the code with the Building Department and Fire Marshal. The Chair and all committee members stressed the importance of meeting ASAP to resolve this issue prior to upcoming meetings with the BOE and the BET. Downes noted once the standpipe system is clarified they can provide a rough order of magnitude.         </li> <li> <u>Presentation of the GMP</u>: Downes presented its draft general summary of the Guaranteed Maximum Price dated December 22, 2025 and discussed each bid package. Downes reported that it is still reviewing the demolition and abatement bid submissions and will speak to GPS Purchasing regarding the submission. Downes noted the low bidder for Misc Metal has withdrawn their bid due to missing site scope.         </li> <li> <u>Questions about the GMP</u>: Chair asked for the working Excel file to review the GMP logic and calculations. Principal Bencivengo asked and Downes clarified that the site bid package now includes the soils that was in question with the previous bid.         </li> <li> <u>Possible Alternates</u>: Downes reviewed and explained the draft pricing associated with each of the 9 alternates. All reviewed and discussed the alternates and noted the general feeling towards each alternate.           <ul style="list-style-type: none"> <li>Alt 1: Raised Garden planter. Likely will reject.</li> <li>Alt 2: Exterior Corner Fascia. Under review.</li> <li>Alt 3: Sheet Flooring. Likely will accept.</li> <li>Alt 4: Pre-K cabinetry. Likely will reject.</li> <li>Alt 5: Stage shelving units. Likely will reject.</li> <li>Alt 6: Lintel replacement. Likely will reject.</li> <li>Alt 7: Roof replacement Area A. Under review.</li> <li>Alt 8: Controls for existing unit ventilators. Likely will accept.</li> <li>Alt 9: Seat Walls. Likely will reject.</li> </ul> </li> </ul>

Downes also discussed the allowances within the GMP and explained their scope. Downes explained that if the allowance is consumed, funds would either be drawn from the Owner or CM contingency. Downes noted if a portion of the allowance is not used or not used at all it will revert to the Owner. Downes noted they drew from their experience to create allowances and are open to negotiation as far as responsibility.

- Soft Costs: Morganti shared updated soft costs and committee walked through minor updates to the listing.
  - Schedule Forward: Chair mentioned upcoming meeting is being scheduled with the Board of Education on January 5 and with the BET on January 13 and 21, with a special meeting of the RTM to be called in February.
- 5.00 Executive Session to discuss contracts
- 9:10am Motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, without objection adopted by unanimous consent.
  - Discussion of contract items.
  - 9:41am 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
- a. SPA invoice #25-2974 for \$1,200.00
  - b. SPA proposal
- SPA invoice: Motion by Stephen Selbst to approve SPA invoice as listed on agenda, second Leander Krueger, Vote 6-0-0.
  - SPA proposal: No action taken.
- 7.00 Public Relations Update
- Item not discussed.
- 8.00 Adjourn
- 9:43am Motion to Adjourn Stephen Selbst, second Leander Krueger.