



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, December 30, 2025
7:00am
via Zoom

Meeting Notes

Committee Roster	Present	Absent
Voting Members		
James Waters (Chair)	Zoom	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	Zoom	
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)	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		
Laura Erickson (Incoming BET member)	Zoom	
Harry Fisher (BET member)	Zoom	
Jim Michel (Commissioner of Public Works)	Zoom	
Joe McHugh (Fire Chief)	Zoom	
Mark Dawson (Fire Marshal)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 10:03am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting was scheduled for January 13 at 7am.
3.00	Approve minutes from December 9 meeting	<ul style="list-style-type: none"> Motion to approve December 23 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. Discuss Guaranteed Maximum Price c. Discuss Soft Costs d. Discuss and vote on Alternates e. Discuss and vote on additional funding request 	<ul style="list-style-type: none"> <u>Building Permit update</u>: Chair provided short recap that Aquarion Will Serve letter was issued on December 19 with good results. He reported that meeting was held on December 24 with the Building Department, Fire Marshal, SPA, Morganti, and Downes to review the pending question on the stand pipe design, which resulted in the Fire Marshal's request for a fire pump based on his review of the code. SPA explained that the code allows local apparatus (pumper truck) to assist the water pressure from the street if pressure not sufficient to meet the design per code – and that the code allows the Fire Marshal to make the final decision on the use of the local apparatus. SPA reported that they have commenced design and shared information with more to follow for the Fire Marshal to review and approve. Peter Robinson reiterated that the condition letter and the Project's Building Permit are ready to be issued pending Fire Marshal sign off; all other sign-offs are complete. SPA stated the fire pump and associated design work for it will be above the flood plain elevation. SPA is preparing a design schedule to get the design fully submitted, reviewed, and approved as soon as possible. <u>GMP</u>: Downes presented an update on their draft GMP dated December 29. Downes added an allowance for the fire pump with a rough order of magnitude cost of \$225,000. Downes reported that their estimator spoke with SPA and felt confident that the value includes all work associated with adding a fire pump to the project. Downes reported that based on the last meeting they are showing that Alternates 3, 7 and 8 are likely to be accepted. Chair noted that all alternates will be reviewed during the meeting and voted on. Downes explained that the general requirements value had increased a little due to portable toilets needed to meet code due to phasing requirements. Downes said that a working copy of the GMP document would be forthcoming. Downes reported that the total value of the GMP, with all assumptions above included, is \$45,127,908. <u>Soft Costs</u>: Morganti shared the updated soft costs and noted that revised pricing from SPA for rebidding and construction administration had been included subject to approval later in the meeting. Morganti reported that the total value of soft costs is \$5,002,494. <u>Alternates</u>: Committee reviewed Alternates 1-9, discussing the title, scope, and cost of each. Chair asked if there were any questions, comments or changes concerning any of the 9 alternates. Chair went through each alternate and noted the following proposed action with respect to each:

Alternate 1. Raised Garden Planter. Rejected.
 Alternate 2. Exterior Cornice/Fascia. Rejected.
 Alternate 3. Sheet Flooring. Accepted.
 Alternate 4. Pre-K cabinetry. Rejected.
 Alternate 5. Stage shelving units. Rejected.
 Alternate 6 (Deduct). Lintel replacement. Rejected.
 Alternate 7 (Deduct). Roof Replacement Area A. Accepted.
 Alternate 8. Controls for existing unit ventilators. Rejected.
 Alternate 9. Seat Wall. Rejected.

Motion by Stephen Selbst to accept Alternates 3, 7, and 8, second by Leander Krueger, Vote 8-0-0.

- Additional Funding Request: Chair presented a draft summary of the overall project funding, noting the GMP presented by Downes, the Soft Costs presented by Morganti, and a 7% owner contingency (7% of the GMP), for a total of \$53,894,435. This would require additional funding of \$6,277,940 to be able to sign the GMP and start construction. Motion by Stephen Selbst to request \$6,277,940 in additional funds, second Mike Mercanti-Anthony, Vote 8-0-0.

5.00 Executive Session to discuss contracts

- 1050am Motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, without objection motion adopted by unanimous consent.
- Contract items discussed.
- 11:00am 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. Discuss and vote on SPA proposal

- SPA proposal: Motion by Stephen Selbst to approve SPA proposal for \$40,000, second Leander Krueger, Vote 8-0-0.

7.00 Public Relations Update

- Item not discussed.

8.00 Adjourn

- 11:08am Motion to Adjourn Stephen Selbst, second Leander Krueger.