



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, January 13, 2026

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)	Zoom	
Jason Brown		A
Cristina Dawson		A
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	P	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
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)	Zoom	
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		
Mark Dawson (Fire Marshal)	Zoom	
Laura Erickson (BET member)	Zoom	
Harry Fisher (BET member)	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"> Chair noted next meeting is on Tuesday January 27. BET Budget Committee Meeting on Tuesday January 13, full BET to vote on Tuesday January 20. Subject to approval from the BET, the RTM will convene a Special Meeting scheduled for February 2 (committee meetings) and February 4 (district and full RTM meeting)
3.00	Approve minutes from December 30 meeting	<ul style="list-style-type: none"> Motion to approve December 30 meeting minutes by Stephen Selbst, second Jackie Welsh, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Building Permit update b. Discuss upcoming meetings on interim appropriation c. Discuss path forward on GMP documents d. Discuss owner contingency 	<ul style="list-style-type: none"> <u>Building Permit update</u>: SPA reported that they forwarded concept sketch schematic design to the Fire Marshal and Building Department for initial review. SPA is further developing conceptual sketches with their consultants to ensure its above the flood plain and now addressing structural design. SPA to send updated design development sketches to Town and building committee. Fire Marshal said he is willing to meet once the design of the fire pump is final, to review against the code. Fire Marshal mentioned he does not need to have structural items finalized to review the fire pump design. SPA to meet internally and set up a meeting on January 16 with the Fire Marshal and building committee members. <u>Interim Appropriation & Owner Contingency</u>: Chair referenced upcoming meetings with the BET and RTM and noted a few questions have been received in advance that will need to be answered at the BET budget committee meeting, specific items include: cornice and roofing alternates and owner contingency level. On the owner contingency, Chair reported that he had discovered that the CMS project has a 6% owner contingency for a new construction project. Chair asked members for their input, pointing out that the general rule of thumb is for renovation projects to have a larger contingency than a new construction project. Vice Chair stated that she believes a 10% owner contingency is more appropriate for this project given that the phasing schedule is very strict and follows the school schedule due to abatement work and must be adhered to for the success of the project. Peter Robinson noted that since the Project is phased team will need to communicate and be proactive to remedy any failed inspections to ensure phasing is maintained. Vice Chair noted that the roof alternate is eligible but could be done later by facilities and still be reimbursable. Chair noted that if a 10% owner contingency is requested and the roof alternate is kept in the project, the revised funding request would be \$8.3 million. Motion by Stephen Selbst to increase the owner contingency from 7% to 10% of GMP and prioritize the contingency increase ahead of accepting the cornice and roof alternates. Second Barbara O'Neill. Vote 6-0-1 with Mike Mercanti-Anthony abstaining until his subsequent discussion at the BOE. <u>Path Forward GMP</u>: Chair stated Morganti shared GMP documents with SPA and asked for comments; SPA reported they are reviewing the document. It was discussed and noted to ideally have the GMP resolved by mid-February.

5.00	<p>Financial & Consultant Selection Update</p> <p>a. Discuss and vote on Morganti invoice #15 for \$2,880.00</p>	<ul style="list-style-type: none"> • <u>Morganti Invoice</u>: Motion by Stephen Selbst to approve Morganti invoice as listed on agenda, second Jackie Welsh, Vote 7-0-0.
6.00	<p>Public Relations Update</p> <p>a. Discuss and vote on RTM Quarterly Update through January 13, 2026</p>	<ul style="list-style-type: none"> • Motion by Stephen Selbst to approve RTM Quarterly Update through January 13, 2026, second Jackie Welsh, without objection adopted by unanimous consent.
7.00	Adjourn	<ul style="list-style-type: none"> • 8:05am Motion to Adjourn Stephen Selbst, second Jackie Welsh.