



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, March 3, 2026
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)		A
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	Zoom	
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		
Dan Watson (GPS Facilities Director)		A

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:03am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting will be Tuesday March 31.
3.00	Approve minutes from February 17 meeting	<ul style="list-style-type: none"> Motion to approve February 17 meeting minutes by Leander Krueger, second Stephen Selbst, without objection approved by unanimous consent.
4.00	Project Team Update <ol style="list-style-type: none"> a. Building Permit update b. Construction schedule 	<ul style="list-style-type: none"> <u>Building Permit update</u>: Morganti reported that the Building Permit was issued on February 27, 2026. Peter Robinson said the second page of the permit lists the conditions that must be satisfied to obtain a certificate of occupancy. Silver Petrucelli reported that they submitted a memo indicating the Will Serve letter from Aquarion and flow test is acceptable even with the addition of a fire pump. Silver Petrucelli is finalizing the design for the fire pump and plans to submit to the Fire Marshal and Building Department by March 6. Once approved, Silver Petrucelli will issue a proposal request to Downes to price the final work. <u>Construction Schedule</u>: Downes reported that they are on track to issue Notices to Proceed (NTPs) by March 16 to ensure subcontractors are ready to mobilize the week of April 6 to commence installation of construction fencing and site logistics signage. <p>Downes will schedule weekly meetings with Principal Bencivengo to ensure everyone is on the same page. The first meeting will be the morning of Thursday March 12.</p> <p>Downes is preparing a 30-day lookahead document and Good Neighbor flyer for Building Committee review; this should be ready by the March 17 meeting. Downes is also scheduling a kickoff meeting with the Building Department to review phasing and fencing again. Once their site contractors are on board, Downes will set up a meeting with Rich Bittenbender (OGS neighbor) to review water discharge from the site. Finally, Downes reported that they forwarded their site safety plan and other information requested by the Fire Marshal at the last meeting.</p>
5.00	Executive Session to discuss contracts	<ul style="list-style-type: none"> 7:32am motion by Leander Krueger to move into Executive Session and invite Morganti to attend, second Stephen Selbst, without objection approved by unanimous consent. Contract items discussed. 7:55am motion by Leander Krueger to come out of Executive Session, second Stephen Selbst, without objection came out of Executive Session. No votes taken.
6.00	Financial & Consultant Selection Update <ol style="list-style-type: none"> a. Discuss and vote on GMP Contract with Downes b. Discuss and vote on items listed in Appendix A 	<ul style="list-style-type: none"> <u>GMP Contract</u>: Motion by Stephen Selbst to approve Guaranteed Maximum Price amendment to Building Committee's contract with Downes Construction Company, subject to satisfactory resolution of Assumptions & Qualifications numbers 3, 4, 23, 27, 49, and 52, second Michael Mercanti-Anthony, Vote 8-0-0. <u>Contract Adjustments</u>: Motion by Stephen Selbst to approve contract adjustments for Silver Petrucelli, Morganti, Downes, AKF, and

Gametime as listed on agenda appendix, second Leander Krueger, Vote 8-0-0. Specific contract additions listed on agenda include:

Silver Petrucelli (#7284): \$441,524.00

Morganti (#7375): \$100,000.00

Downes (#7397): \$82,798.79

AKF (#7400): \$143,000.00

Gametime (PO #255-5588-00): \$22,362.83

Gametime (PO #255-5587-00): \$8,156.05

- Proposals: Motion by Stephen Selbst to approve three proposals from Silver Petrucelli as listed on agenda appendix, second Leander Krueger, Vote 8-0-0. Specific proposal approved include:

SPA Amendment #17 (Michael Horton): \$14,080.00

SPA Amendment #18 (Langan/Hazmat oversight): \$420,200.00

SPA Amendment #19 (Langan/Geotech inspection): \$19,745.00

- Draft Cash Flow: Morganti reported that an update to the draft cash flow would be provided on March 3, 2026. The estimated cash flow for the project will be discussed at next Building Committee meeting.

7.00 Public Relations Update
a. Communications
prior to start of
construction

- Downes is preparing a draft Good Neighbor flyer to review with the Building Committee. Chair noted draft communication document will be shared to eventually provide to the Superintendent, First Selectman, PTA, Old Greenwich Association, and other stakeholders. These communications will likely go out the week of March 23 (i.e. a full week prior to the start of the GPS April vacation when fences will go up).

8.00 Adjourn

- 8:15am Motion to Adjourn Stephen Selbst, second Leander Krueger.