



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, March 17, 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)	P	
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)	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)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
Jeff Anderson (Downes Construction Company)		A
Anthony DiMauro (Downes Construction Company)	Zoom	
Ryan Patrick (Downes Construction Company)	Zoom	
Joe Ryan (Downes Construction Company)		A
Michael Dooley (AKF)		A
Joseph Devine (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Dan Watson (GPS Facilities Director)	Zoom	
Mark Dawson (Fire Marshal)	Zoom	
Rich Bittenbender (OGS neighbor)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 7:05am.
2.00	Housekeeping	<ul style="list-style-type: none"> Chair noted next meeting will be on Tuesday March 31.
3.00	Approve minutes from March 3 meeting	<ul style="list-style-type: none"> Motion to approve March 3 meeting minutes by Jackie Welsh, second Barbara O’Neill, without objection approved by unanimous consent.
4.00	Project Team Updates <ul style="list-style-type: none"> a. Public Tree Hearing on March 19 b. Fire Pump c. State Reimbursement d. Construction schedule 	<ul style="list-style-type: none"> <u>Tree Hearing</u>: Morganti reported that the trees to be removed were posted by the Tree Warden on February 25. The Tree Warden advised that an objection was filed within the 10-day period and that a hearing would be held via Zoom on March 19. SPA reported that Langan will attend the hearing to explain the rationale and replacement plan. <u>Fire Pump</u>: SPA reported that they provided the final design documents on the fire pump to the Building Department and Fire Marshal on March 10 to commence their review, with paper copies to be delivered to their offices today. Building Department stated that once drawings are printed, the applicant will have to file an amendment to the permit, which will be entered into the system. The Building Department requested two copies and Fire Marshal requested 3 copies. Fire Marshal stated that his office is allowed 30 days to review but noted that his office should be able to review it within a week. Fire Marshal asked Downes to resubmit their 241 Confined Space Fire Prevention Plan, which Downes acknowledged. <p>Vice Chair said she was surprised to see the Building Permit issued as “Foundation Only” as opposed to being issued as a full permit. She said that utilities and renovation areas are scheduled to start this summer, which might be impacted by a “Foundation Only” permit. The Building Department reported that the permit is “Foundation Only” to ensure the foundation is in the right location and noted the restriction is coming from Planning & Zoning, which should not affect the project as they understand the multiple concurrent construction operations taking place inside the building, outside the existing building, and in the area of the new addition. Building Department said they understand the concern from the Building Committee and will talk to P&Z and report back. Chair asked for confirmation that the entire project can proceed, including the renovation areas, as per the project schedule and phasing plan.</p> <u>State Reimbursement</u>: Downes reported that a meeting was held yesterday to discuss submission of the DAS OGA 1049R form now that the project is fully funded and the GMP accepted. Morganti to share soft costs with Downes. Chair noted the added state reimbursement is still being reviewed, noting that he’s heard from state representatives that it “looks good”. <u>Construction Schedule</u>: Downes reported they are close to completing the additional activities requested from the GMP review comments and will submit the updated schedule by the end of the week. This will be their baseline project schedule that all future updates will be compared against. Downes will generate and provide a 30-day lookahead schedule. Downes noted that with the Building Committee’s authorization, Letters of Intent have been sent to all subcontractors. Downes noted that CT Masons received its Letter of

		<p>Intent but noted their DAS prequalification renewal is still being reviewed so their contract from Downes will be on hold until this issue is resolved. Downes reported that they are obtaining bonds, insurances and builder's risk policy to submit to the Building Committee. Finally, Downes reported that the neighbor concern to prevent water running onto his property will be addressed in April and May when the site subcontractor mobilizes.</p>
5.00	Principal's Report	<ul style="list-style-type: none"> Principal Bencivengo reported that the weekly meeting with Downes started this past Thursday, with agenda and minutes to be issued weekly. Principal Bencivengo will create newsletters from time to time on construction issues and will issue as needed, copying the Building Committee prior to release. Principal Bencivengo asked Downes for a copy of their site safety plans to include with the newsletter. She also reported that the first meeting with Meyers will be on April 1 to teach staff how to pack and label items that are being moved. Downes confirmed that they will move the bike racks.
6.00	<p>Financial & Consultant Selection Update</p> <p>a. Discuss and vote on Current Decision Items listed in Appendix A</p> <p>b. Review of cash flows</p>	<ul style="list-style-type: none"> <u>Playground Release</u>: Motion by Jackie Welsh to approve Gametime putting playground into production as listed on agenda appendix, second Barbara O'Neill, Vote 7-0-0. Items covered by this release: <ul style="list-style-type: none"> Gametime 5-12 (PW #2555588-00): \$426,664.62 Gametime 2-5 (PO #25505587-00): \$100,481.70 <u>Cash Flow</u>: Chair walked the Building Committee through the cash flow projection for the project, which was created with input from Downes and Morganti. Chair will share the projection with GPS Admin, as requested.
7.00	<p>Public Relations Update</p> <p>a. Communications prior to start of construction</p>	<ul style="list-style-type: none"> Chair reported that the Building Committee is on track to issue releases about the start of construction the week of March 23. He said that drafts of these releases would be shared with the Building Committee. Chair asked Downes to share the updated Good Neighbor Flyer with the Building Committee. Chair also noted the upcoming Quarterly Report to the RTM is being prepared, with a goal of finalizing at the Building Committee's April 14 meeting.
8.00	Adjourn	<ul style="list-style-type: none"> 8:14am Motion to Adjourn Stephen Selbst, second Leander Krueger.