



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, March 31, 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)	Zoom	
Barbara O'Neill (Secretary)	Zoom	
Jason Brown		A
Cristina Dawson		A
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)		A
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)		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
Guests		
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 Tuesday April 14, after April Break. Chair also noted that this is the final meeting of the Building Committee prior to the start of construction.
3.00	Approve minutes from March 17 meeting	<ul style="list-style-type: none"> Motion to approve March 17 meeting minutes by Leander Krueger, second James Waters, without objection approved by unanimous consent.
4.00	Project Team Updates <ol style="list-style-type: none"> a. Public Tree Hearing b. Building Permit / Fire Pump c. State Reimbursement d. Construction schedule 	<ul style="list-style-type: none"> <p><u>Tree Hearing</u>: Chair noted the virtual hearing was held on March 19 with the Tree Warden. Chair noted that Kristen Mitchell from Langan attended to explain the design and need to remove the three trees, along with the design and number of trees being added by the project. Chair reported that Tree Warden issued his ruling on March 23, approving the trees to be removed. Chair also reported that PTA is generating ideas on re-use of the 28" pin oak in the back of the school, along with the request to preserve 22-24' of the tree after it is taken down, along with several branches of various thickness. Morganti to coordinate with PTA members and Downes/site work contractor. Downes reported that there is a walk through being held with the Tree Warden today to review the site.</p> <p><u>Building Permit / Fire Pump</u>: Chair reported that the Building Permit was reissued on March 19, updating the February 27 issuance. Wording was adjusted to clarify that the Foundation Only permit is for the addition only, allowing for renovations to proceed and a temporary certificate of occupancy to be obtained for the early phases that will be turned over this summer.</p> <p>Morganti noted that the amendment to the Building Permit was filed by Downes on March 27, with signoffs by the Fire Marshal and Building Department and GPS Facilities on March 30. Fire Marshal Dawson stated that he has reviewed the design and has a few questions with respect to clearance shown on FP101. He also stated that electrical drawings are completed to comply with Chapter 9 since the design changed from diesel to an electrical fire pump. SPA requested and the Fire Marshal will provide a list of comments for SPA to address.</p> <p><u>State Reimbursement</u>: Morganti reported that Downes completed an updated 1049R based on additional funding and the GMP submission. Morganti to forward to the Superintendent to send to OGA for review.</p> <p><u>Construction Schedule</u>: Downes reported that they provided a project progress report that will be issued every other week on Friday, prior to Building Committee meetings. Downes noted that this report provides a dashboard type summary of issues, costs, and schedule. Downes reported that weekly meetings are being held with the Principal to keep her informed. Next week Downes plans to mobilize, install erosion control measures, install temporary fencing, and begin tree removals. Building Committee reviewed the Good Neighbor Flyer and provided minor comments. Leander Krueger and Molly Saleeby offered to help distribute the flyer to abutters and community businesses by the end of this week. Downes also reported that CT</p>

		<p>Mason's renewal of its prequalification certificate with OGA has not yet been finalized since it expired in January. Downes noted that they cannot issue a subcontract until it is resolved, and they may be forced to go with the second low bidder. Downes noted they will provide the Building Committee with a drop-dead date to release them to go with the second low bidder. Fire Marshal Dawson stated that Downes' 241 plan was approved and he will be at the school next week for inspections for temporary fencing and temporary partitions.</p>
5.00	Principal's Report	<ul style="list-style-type: none"> Principal Bencivengo reported that wayfinding graphics have been reviewed by Fire Marshal Dawson and GPS Security (Brent) and will be posted by Downes and her staff. She also reported that she had provided a schedule of testing dates to Downes to do their best to minimize noise. Finally, she noted that the move, pack, and label meeting with Meyers and teachers is scheduled for tomorrow, April 1.
6.00	Financial & Consultant Selection Update <ul style="list-style-type: none"> a. Discuss and vote on Current Decision Items listed in Exhibit A 	<ul style="list-style-type: none"> <u>Invoices</u>: Motion by Leander Krueger to approve invoices as listed on agenda exhibit, second Leigh Izzo, Vote 6-0-0. Items covered include: <ul style="list-style-type: none"> SPA invoice 26-355: \$2,611.46 Downes invoice #13: \$3,617.00 Shipman & Goodwin invoice #678727: \$51.50 Shipman & Goodwin invoice #679956: \$8,291.50 <u>Cash Flow</u>: Chair noted that he had submitted the cash flow discussed at the last meeting to GPS Admin.
7.00	Public Relations Update <ul style="list-style-type: none"> a. Communications prior to start of construction 	<ul style="list-style-type: none"> Chair noted that several press releases were sent out to the community since the last meeting, to include from Principal Bencivengo on March 19, the Superintendent on March 20, the OGS PTA on March 24, and the First Selectman on March 27. He will ask the Old Greenwich Association to send out a release on March 31.
8.00	Adjourn	<ul style="list-style-type: none"> 8:02am Motion to Adjourn Leander Krueger, second Molly Saleeby.