



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, May 12, 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)		A
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
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)		A
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Dan Watson (GPS Facilities Director)	Zoom	
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)		A
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	P	
Anthony DiMauro (Downes Construction Company)	Zoom	
Joe Ryan (Downes Construction Company)	Zoom	
Ken MacArthur (Downes Construction Company)		A
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Rich Bittenbender (OGS neighbor)	P	
David Makso (OGS parent)	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:05am.
2.00	Housekeeping	Chair noted next meeting will be on Tuesday May 26.
3.00	Approve minutes from April 28 meeting	Motion to approve April 28 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.
4.00	Project Team Updates - Fire Pump - State Reimbursement - Private fundraising opportunities list - EECBG Grant - Construction Progress Report - Construction Phasing	<u>Fire Pump</u>: Morganti reported that the Building Department and Fire Marshal have confirmed that the response by SPA to their comments is acceptable. SPA to issue proposal request to Downes for pricing. <u>State Reimbursement</u>: Morganti reported that they worked with Downes, the Chair and Vice Chair over the past week to provide a response for the Superintendent to send to OGA on May 7 in response to OGA's April 21 questions regarding the 1049R submission. Chair reported that the CT General Assembly passed SB 1 on May 2, which contains a specific reference to additional reimbursement for the project given the presence of early childhood spaces in the project. We have asked OGA for guidance on how to ensure the additional reimbursement is incorporated. Stephen Selbst mentioned another grant program titled 8002 that the Town could pursue and be retroactive to both the CMS and OGS projects. <u>Private Fundraising Opportunities</u>: Principal Bencivengo reported that a meeting was held last week and that she is meeting with the PTA today to finalize a list of fundraising items. Cristina Dawson reminded the team that the list can be edited and updated over time. Vice Chair noted that some items will have to be reviewed against Downes' schedule, like brick, so that they do not affect the project schedule. <u>EECBG Grant</u>: Morganti reported that a follow-up question was sent to EECBG further explaining the project structure (CMR, electrical subcontractor), which EECBG confirmed is not an issue. Next step is to arrange a transition meeting with Sarah and prepare to submit certified payrolls from Fairfield Electric through the LCP tracker. Chair asked if submission of certified payrolls would be an issue; Downes said it would not be a problem as they are required for the project. <u>Construction Progress Report</u>: Downes went through their progress report, noting one pending change order request based on the change of the masonry subcontractor. Downes reported that many submittals have been submitted and returned, Downes trailer has been set up and site preinstallation meeting was held. Downes expects that submittals and MEP coordination will continue. Downes reported that the DPW permit is in hand for street work, that excavation has commenced at the existing basketball area, and the storm system work will start Thursday May 14. For the next few weeks excavation and dewatering for drainage work will take place. The next milestone is excavating for foundations starting May 27. Downes said the design team is reviewing to advise if additional soil testing may be required. Chair asked about additional tree plantings based on the previous request from Tree Conservancy and the Tree Warden's removal of the additional large tree in May 2026. Molly Saleeby offered to reengage with the Tree Conservancy.

		• <u>Construction Phasing</u>: Downes reported that they are addressing items to address the Building Official's comments from his May 4 visit. Downes noted that a second means of egress for certain classrooms must be maintained, an added egress man-gate at the exterior play area is needed, the swing of a set of corridor doors must be reversed, and an exterior light added. Downes noted that some of this corrective work might be done on a Saturday so a custodian would be needed. Chair asked Downes to keep off hours to a minimum when possible. Downes is still trying to resolve the Pre-K rooms that exit to the courtyard, which is under construction, to maintain their second egress. Downes has installed temporary fencing to satisfy the issue but is looking for a different solution.
5.00	Principal's Report	• Principal Bencivengo said she has nothing additional to report beyond the phasing discussed previously.
6.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	• <u>Invoices</u>: Motion by Stephen Selbst to approve invoices as listed on agenda exhibit, second Leigh Izzo, Vote 7-0-0. Items covered include: Morganti invoice #16: \$13,860.00 SPA invoice #26-605: \$3,649.91 Meyer invoice #120-075795A: \$1,557.40 Motion by Stephen Selbst to add Downes PCO #003 for \$42,421.69 to the agenda, second Chair, Vote 7-0-0. Motion by Stephen Selbst to approve Downes PCO#003 for \$42,421.69, second Michael Mercanti-Anthony, Vote 7-0-0.
7.00	Public Relations Update	• Chair noted that the Quarterly Report to the RTM and the Monthly progress report were distributed as discussed at the previous meeting.
8.00	Adjourn	• 8:08am Motion to Adjourn Stephen Selbst, second Jackie Welch.