



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, June 9, 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)	P	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	P	
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)	P	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)	Zoom	
Dan Watson (GPS Facilities Director)		A
Project Team		
David Stein (Silver Petrucelli & Associates)	Zoom	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	P	
Anthony DiMauro (Downes Construction Company)	Zoom	
Joe Ryan (Downes Construction Company)	P	
Ken MacArthur (Downes Construction Company)		A
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Rich Bittenbender (OGS neighbor)	P	
Sarah Sippel	P	
Shay Sippel	P	
David Makson (OGS parent)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:05am.
2.00	Housekeeping a. Election of Officers for Code of Ordinances	Chair noted next meeting will be Tuesday June 23. Chair noted election of officers not required at this time since amendment to Code of Ordinances is still pending with the RTM.
3.00	Approve minutes from May 26 meeting	Motion to approve May 26 meeting minutes by Stephen Selbst, second Leander Krueger, without objection approved by unanimous consent.
4.00	Project Team Updates a. Construction Progress Report b. Construction Schedule c. Fire Pump and block off louver pricing d. State Reimbursement e. Private fundraising opportunities list f. EECBG Grant g. Tree Conservancy	<u>Construction Progress Report</u>: Downes noted that PCCO#1 was issued to amend the contract; Chair confirmed that this change is for the masonry and fencing change orders previously approved by the Building Committee and he would sign the change. Downes will commence updating the State on change orders. Downes reported no CM contingency draws to date. Downes reported the storm retain-it system has been completed and remaining storm piping and structures continues; a portion of the 5-12 playground has been completed, with remaining work to start at the storm system is completed. Temporary fencing for egress will be installed shortly. Downes reported that street work was performed last Thursday but not completed and will continue next week. Principal Bencivengo asked that it not be scheduled for June 18, to which Downes agreed. Downes to commence excavation this Thursday for the new addition. Soil sampling results have been received and a plan to haul out the soils is being developed. Downes sent a phasing update to Fire Marshal and Building Official and requested a meeting to review. <u>Construction Schedule</u>: Downes reported that they had a “Pull Plan meeting” with subcontractors regarding summer renovation work to bring the completion date to end of August. Downes said that Art/Music rooms will be complete less HVAC for the start of school in August; the Cafeteria, Kitchen and Storage Room 105A will be done for the start of school. Downes said the Gymnasium and Stage area will not be done for the start of school and only minor select work would be done this summer. Downes said its recommendation to not start the Gymnasium was due to the length of demolition work needed and having mechanical equipment to support completion for the start of school in August. Building Committee asked Downes to report back on options for the Gymnasium renovation. <u>Fire Pump and Block off louvers</u>: Downes reported that they have received some pricing for both items and should be able to submit them by the next meeting. While numbers are not finalized, Downes stated that the pricing received for the fire pump is around \$180,000 and the Louver work is around \$29,000. <u>State Reimbursement</u>: Morganti reported there has been no response from the state since the May 7 submission of the 1049R. Morganti has compiled reimbursement invoices to date along with respective payment transfers to complete the 1046S form required by the state for a reimbursement request. Morganti shared the paperwork with Downes for any comments to then review with the Superintendent to sign and submit this initial payment request. Morganti noted that in

		speaking with the CMSBC's owner's representative, the CMSBC submitted requests quarterly, as answering questions from the state and receiving payment for reimbursement was a precursor to submitting follow-up reimbursement requests. • <u>Private Fundraising Opportunities</u>: Molly Saleeby spoke to the list developed by the PTA, which was shared with the Building Committee. Meetings will be needed to develop detailed scope, solicit design input from SPA, and to then obtain pricing and discuss with Downes if needed. Vice Chair offered to work with Molly and Principal Bencivengo to review and prioritize lists and to ask about PTA funding and payment protocol requirements. • <u>EECBG Grant</u>: Morganti reported that another meeting was held last week between Morganti, Molly Saleeby, and Sarah Cocco. Jocelyne from Morganti has been reviewing the Grant portal and is assisting Molly as needed. Molly is still providing some information to the Grant's portal to complete her account information. • <u>Tree Conservancy</u>: Molly Saleeby reported that the tree conservancy would like to provide the 13 trees for the project; there could be an option to also add trees to the project. Downes reported that their schedule denotes courtyard planting during Spring 2027 and possibly Fall 2027. Molly to discuss options with the Tree Conservancy.
5.00	Principal's Report	• Principal Bencivengo reported that we are in good shape with respect to the move this summer. She will be out starting June 24 for 2 weeks but will have email and phone access, noting the Vice Principal will be out of school after June 25. Principal Bencivengo to review Downes phasing, excluding gymnasium renovation this summer.
6.00	Executive Session	• 8:17am Motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Stephen Selbst, without objection approved by unanimous consent. • Executive Session conducted. • 8:36am Motion by Stephen Selbst to come out of Executive Session, second Barbara O'Neill, without objection came out of Executive Session. No votes taken.
7.00	Financial & Consultant Selection Update a. Monthly Financial Update b. Discuss and vote on Current Decision Items listed in Exhibit A c. Discuss and vote to establish standing authority for near-term decisions	• <u>Monthly Financial Update</u>: Chair reported on the monthly financial update shared in advance. • <u>Invoices</u>: Motion by Leander Krueger to approve invoices as listed in Exhibit A, second Stephen Selbst, Vote 7-0-0. Invoices covered include: Morganti invoice #17 for \$8,418.00 SPA invoice #26-614 for \$7,019.40 Meyers invoice #120-076743 for \$1,651.20 • <u>Change Orders</u>: Not yet ready for review. • <u>Establish Standing Authority</u>: Motion by Stephen Selbst to establish standing authority for Chair and/or Vice Chair to approve extra work not to exceed \$25,000 so as not to affect the project schedule and to issue directive to Downes to proceed on time and materials basis if needed, second Leander Krueger, Vote 6-0-0.
8.00	Public Relations Update	• Chair noted that next Quarterly Report to the RTM is being prepared, will be ready for approval in July.

9.00

Adjourn, to be followed by
tour of construction area

- 8:46am Motion to Adjourn Leander Krueger, second Stephen Selbst.