



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, June 23, 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	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)		A
Ken MacArthur (Downes Construction Company)		A
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Rich Bittenbender (OGS Neighbor)	P	
Shay Sippel	P	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:04am.
2.00	Housekeeping	Chair noted next meeting will be Tuesday July 7.
3.00	Approve minutes from June 9 meeting	Motion to approve June 9 meeting minutes by Leander Krueger, second Stephen Selbst, 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 reported one change order has been issued to date to increase the GMP and no construction contingency expenditures have been issued. Downes reported the following updates: site logistics work completed to comply with Building Department and Fire Marshal requests; retain-it detention system and most storm drainage nearing completion; structural fill is being installed as soil remediation and disposal continues within the new addition footprint; concrete subcontractor to mobilize on June 24, deliver rebar and start forming footings next week; MEP coordination is roughly 90% complete, remaining tasks consist of opening ceilings to confirm items; temporary interior wall installation will commence next week. <u>Construction Schedule</u>: Downes reported that due to lead time for mechanical equipment, Phase 2B (gymnasium) will be moved to summer 2027; abatement cannot be done for this phase this summer due to ceiling and duct removals that would occur, leaving the school with an unconditioned space. A primary issue is that the air handling unit that will serve the gym will take 14 weeks to deliver to the site. Downes is having pull meetings with trades to review the schedule to better ensure completion by mid-September 2027. In summer 2026, Downes may install the wheelchair lift, do some work in the stage area, and will replace the gymnasium steps. At the next meeting Downes will have an updated plan to present to the building committee. Downes reiterated that there will be no cost impact to moving Phase 2B to summer 2027. Downes confirmed that renovations to the art and music rooms, kitchen, and cafeteria (Phase 2A) are not impacted and would have heat and AC at the start of school. Building Committee members expressed that cost increases for the schedule change would be unacceptable and urged Downes to be sure subcontractors would not come back to say that other aspects of the project would need to be moved or adjusted because of the other work added to summer 2027. <u>Fire Pump and Block off louvers</u>: Downes stated that louver pricing should be submitted today, with an estimated cost of \$23,000. The work would be done this summer if approved at the next meeting. Downes stated the fire pump proposal request was revised last week by SPA and that they should have a price by next week; the initial estimate is in the range of \$300,000-\$325,000. <u>State Reimbursement</u>: Morganti reported no response from OGA since the May 7 submission of the 1049R. Morganti is preparing for submission of first reimbursement request, ensuring that it is similar to CMSBC's first submission. <u>Private Fundraising Opportunities</u>: Molly Saleeby reported that the OGS PTA has reviewed the potential list. SPA might be needed for design input. Vice Chair stated that bathroom finishes are being

		proposed for boys and girls bathrooms adjacent to the art and music rooms; she urged the scope be limited to not trigger a full bathroom renovation. Principal Bencivengo has received pricing from Parks staff for the basketball hoops and striping of the outdoor basketball court, which would be done in spring 2027. • <u>EECBG Grant</u>: Molly Saleeby reported getting up to speed on the requirements and the next action is for Downes to register to upload certified payrolls. Downes advised they will do when Joe returns from vacation next week. • <u>Tree Conservancy</u>: Molly Saleeby and Leander Krueger reported they will look into locations where trees can be added to the project, particularly along the property line, and will walk the site at the end of the summer. All agreed trees providing shade are preferred.
5.00	Principal's Report	• Principal Bencivengo reported that she will have a fourth Kindergarten section this fall. This will require a second-floor classroom to be used for First Grade, requiring a state modification. Peter Robinson confirmed that a state modification will need to be submitted for approval. SPA reported working on the state modification and would submit it to the Building Official and Fire Marshal by the end of the week; Building Department will then forward to the State for review and approval. Separately Peter Robinson reminded Downes that once the gymnasium entry stairs and removed and replaced, they should be sure to check the finished work as tight tolerances are required to meet code for the egress stair to be acceptable.
6.00	Executive Session	• 8:10am 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. • 8:30am motion by Stephen Selbst to come out of Executive Session, second Leander Krueger. • No votes taken.
7.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	<u>Applications for Payment:</u> • Motion by Stephen Selbst to approve Downes Requisition #1 GMP for \$1,369,811.58, second Leander Krueger, Vote 7-0-0. • Motion by Stephen Selbst to approve Downes Requisition #2 early electrical equipment for \$392,815.12 reference BOE Project #24334, second Leander Krueger, Vote 7-0-0. <u>Change Orders:</u> • Motion by Stephen Selbst to approve SPA Amendment #20 – soil sampling in the amount of \$21,577.50, second Leander Krueger, Vote 7-0-0.
8.00	Public Relations Update	• Chair noted that he updated the RTM on the project last week. He will also have the monthly update ready for next week and have the Quarterly Report to the RTM ready for the July 21 meeting.
9.00	Adjourn	• 8:46am Motion to Adjourn Leander Krueger, second Stephen Selbst.