



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, July 7, 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	P	
Leigh Erin Izzo	P	
Leander Krueger		A
Stephen Selbst (BET Rep)		A
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)		A
Peter Lowe (P&Z)		A
Liaisons		
Peter Schweinfurth (Liaison, EMAC)	P	
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)	P	
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		
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 21.
3.00	Approve minutes from June 23 meeting	Motion by Jackie Welsh to approve June 23 meeting minutes, second Barbara O'Neill, without objection approved by unanimous consent.
4.00	Project Team Updates a. Construction Progress Report b. Construction Schedule & Critical Paths c. Proposal Request Status d. State Reimbursement e. AHJ Items f. Private fundraising opportunities list g. EECBG Grant h. Tree Conservancy	<u>Construction Progress Report</u>: Downes reported one approved change order to date and will be submitting to the State as well for their review for reimbursement eligibility. Downes reported that Proposal Request #2 was submitted and they are working on comments received from the team. No construction contingency draws have been issued to date and the June pencil requisition was submitted for review. Downes reported that the soil remediation work with respect to the new addition is substantially complete. Concrete formwork for footings has commenced and first pour scheduled for July 10; Building Official will be on site to inspect the subgrade and walk renovation areas. Demolition and abatement on interior renovation spaces has commenced, with demolition substantially complete in Art, Music, Cafeteria and Kitchen; ceiling hangers and gypsum work to follow. Gym storage demolition was completed and abatement is now occurring to be followed by new mechanical work. Corridor ceilings have been removed throughout the school. <u>Construction Schedule & Critical Paths</u>: Downes reported that the current work as of July 7 is within each critical path schedule and noted the project is on schedule with respect to Phase 1a, 1b, 2a areas for this summer's completion. Downes reported being a little behind the Phase 1c critical path schedule, but can make up time to be complete for December 2026. Downes reported that a successful meeting was held yesterday with the design team and subcontractors. Chair asked about the detailed schedule for Phase 2b (gymnasium) that had been promised at the last meeting. Downes reported that this will start next summer and is currently finalizing details to include an upcoming schedule update. Downes agreed to provide an update on the 2b schedule by August 18. <u>Proposal Requests</u>: Downes reported working on Proposal Requests (PR) 2, 3, 4, 5, 6, and 7, along with the credit for the seat wall. Chair requested they submit them in a timely manner so they do not affect the schedule. Downes stated that none of the work involved that is being priced will hold up the schedule. Downes is compiling a rough ballpark price for the added foundation walls associated with RFI #32 so the committee can decide if this work will be added to the project or not. Vice Chair reviewed RFI #26 associated with the fence replacement; Downes to provide an update after the meeting on when this work would be scheduled. <u>State Reimbursement</u>: Morganti reported that the first reimbursement request for \$1.8 million was submitted to the state on July 1. Morganti and Downes noticed while reviewing the portal some differences in the values vs. the 1049R form submitted; these are being reviewed for an upcoming inquiry to the state.

		• <u>AHJ Items</u>: Chair reported that the State Modification request was submitted on July 1 for a First grade classroom on the 2nd floor; a response is forthcoming. SPA is reviewing potential alternatives in case the modification request is not accepted. Downes, SPA, and the electrical subcontractor are reviewing the letter from the Fire Marshal dated June 30; they will schedule a follow-up meeting in the near term. SPA stated that the existing fire alarm system was always scheduled to remain and be re-used in accordance with the OGS EdSpecs. • <u>Private Fundraising Opportunities</u>: Vice Chair noted that no items will affect summer work. Morganti noted that the basketball post and court items are not needed until Spring 2027. • <u>EECBG Grant</u>: Molly Saleeby reported she will have her third training today. Downes stated they are reviewing the LCP tracker information with Fairfield Electric. • <u>Tree Conservancy</u>: Building committee members will schedule a walk for the end of the summer.
5.00	Principal's Report	• Principal Bencivengo asked when the wall in the media center will be built, when the PE storage room will be returned with shelving, and for a map denoting bathrooms that will be available for the start of school to provide clarity for her staff. Downes stated they will review and provide answers by the Principal's meeting next week.
6.00	Executive Session	• 8:27am motion by Jackie Welsh to go into Executive Session and invite Morganti to attend, second Barbara O'Neill, without objection approved by unanimous consent. • Contract items discussed. • 8:35am motion by Jackie Welsh to come out of Executive Session, second Barbara O'Neill. Not 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 verbally covered the financial update as of the end of June that was provided in advance. No material updates except that the project has currently spent less cash than projected through the end of June. • <u>Invoices</u>: Motion by Jackie Welsh to approve invoices as listed in Exhibit A, second Barbara O'Neill, Vote 5-0-0. Invoices covered: Morganti invoice #18 for \$20,907.00 Solli invoice #8000 for \$2,400.00 STL invoice #40203R for \$870.00 • <u>Change Orders</u>: No change orders ready for building committee approval.
8.00	Public Relations Update	• Chair noted the monthly report went out to the community last week and that the Quarterly report to the RTM will be considered at the July 21 meeting.
9.00	Adjourn, to be followed by tour of construction area	• 8:45am Motion to Adjourn Jackie Welsh, second Barbara O'Neill.