



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, July 21, 2026
7:00am
via Zoom

Meeting Notes

Committee Roster	Present	Absent
Voting Members		
James Waters (Chair)	Zoom	
Jackie Welsh (Vice Chair)	Zoom	
Barbara O'Neill (Secretary)		A
Jason Brown		A
Cristina Dawson		A
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
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	
Steve Croteau (Silver Petrucelli & Associates)	Zoom	
Jesus Martinez (Silver Petrucelli & Associates)	Zoom	
Lawrence Rosati (Morganti Group)	Zoom	
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)	Zoom	
Dr. Toni Jones (Superintendent)	Zoom	
Martha Ramkellwan (GPS Food Service Director)	Zoom	
Steve Boksenbaum (OGS neighbor)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:07am. Vice Chair to run meeting as Chair was in transit with his family.
2.00	Housekeeping	Vice Chair noted next meeting is Tuesday August 4 and that there will be a tour if the meeting is in person.
3.00	Approve minutes from July 7 meeting	Motion to approve July 7 meeting minutes by Leander Krueger, second Leigh Izzo, 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	<u>Construction Progress Report</u>: Downes reported only 1 change order to increase the GMP has been issued to date. Downes noted that they will resubmit PR#02/PCO#04 (unit ventilator) later today. Downes also noted they will resubmit PR#03/PCO#05 (fire pump) shortly as well. <u>Construction Schedule & Critical Paths</u>: Downes reported that hazardous material removal on the 1st floor new elevator area is substantially complete, with removals on the 2nd and 3rd floors ongoing. Thermal barrier in the art and music rooms is being installed, with sprinkler and ductwork to follow. Ductwork is nearing completion in the cafeteria, with sprinkler and lighting to follow. Underground work in the kitchen is completed, with slab restoration and ceiling grid to follow. Downes expects the kitchen will be turned over utilizing the existing mechanical equipment as some new mechanical equipment will not arrive in time and will be installed next summer. Downes reported that the Building Department was out last week for inspections and all items passed; all inspections have passed to date. Downes reported that a second slab with VCT was found under the existing ground floor slab near the new elevator; Downes is putting together a plan with Langan to remediate this additional work and maintain schedule. Downes report on work that is continuing, to include new addition foundation wall formwork, demolition for the new elevator and the new entry stair for the gym. Downes noted that CT OSHA will be visiting the site to review their confined space entry programs for work in the tunnels. Downes noted they are about 3 days behind in the cafeteria, art and music rooms and noted they can make up this time to be complete by the start of school. Trades are working Saturday's and will be working every Saturday until the end of the summer. Vice Chair asked Downes to respond in the near future to Morganti's June schedule comments regarding slippage; Downes said they would comply. Downes confirmed that they are not being held up by the Building Committee. Vice Chair mentioned RFI#26 was generated for existing fencing replacement with concern that existing vegetation belonging to the neighbors that is entwined with the fence and will need to be trimmed. Chair noted that the EdSpecs have been in place for 5 years and call for the fence replacement; he asked SPA and Langan to reconfirm that the fence is on Town property. OGS Neighbor Steve Boksenbaum stated that he had Sam Bridge Nursery come out to

review the vegetation that is growing in and around the fencing; Sam Bridge advised him that the vegetation may expire if the existing fence is removed. Mr. Boksenbaum proposed 17 new plants worth approximately \$12,000 would be needed should the existing plants expire. Building Committee to review this topic in advance of the next meeting and inform the neighbors. Grasso would like to replace the fence this summer.

- Proposal Requests: Chair noted a few proposals just came in recently, but others have been stagnant and the building committee is worried about being swamped all at once with detrimental effects to the Project. Downes reported that they are actively working on submissions. Downes reported working on PCO#14 (gas kitchen) pricing and have no issue performing it on T&M. Downes noted PR#02/PCO#04 (until ventilators) revision #4 was received from the subcontractor. PR#03 (fire pump) and PR#06 (DOAS ductwork) will go out soon, along with remedial work to the existing kitchen make up air unit. Downes said PR#07 (steel lintel) is not critical to the summer work. Downes noted PCO#18 was created for the unforeseen 2nd slab at the ground floor corridor and associate VCT. Downes noted PCO#19 was created for an added soffit during the coordination process. Vice Chair asked Downes to submit pricing timely so they do not hold up work. Vice Chair stated over the past two weeks that meetings were held and the office storage room and gym storage rooms will have minor touchups to address unforeseen conditions and proposal request for 3 smart board mounts will be issued by SPA.
- State Reimbursement: Morganti reported having another meeting with Downes last week and is looking to schedule one next week to compile a few questions for the State regarding the discrepancy between Core CT values and the 1049R.
- AHJ Items: Vice Chair reported that the State Modification for the 1st grade classroom on the 2nd floor was approved on July 17, utilizing the main entrance stair as the dedicated egress. SPA stated that the main entrance can be used as entry in the morning and then serve as the dedicated egress. Vice Chair reported that a response to the Fire Marshal's June 30 deficiency letter was provided by SPA and submitted to the Fire Marshal and Building Department on July 15. The Building Committee is currently awaiting a response and has asked for a meeting to ensure clarity.
- Private Fundraising Opportunities: Item not discussed.
- EECBG Grant: Downes stated they and Fairfield Electric will sign in with LC Tracker to start submitting certified payrolls and will contact Molly Saleeby with any questions.

5.00 Principal's Report

- Principal Bencivengo and Vice Chair stated BOE security reviewed the project in preparation for the return of students and will provide their recommendation and proposal for a few added cameras and locking gates to provide enhanced security for the Project. Principal Bencivengo asked Downes for a bathroom plan for starting school, denoting which ones will be available for use. Downes noted existing bathrooms will be back online by the end of next week. Principal Bencivengo asked about the existing PE storage closet floor drain and asked when it will be fixed as it continues to emit odors. Downes to review with B&G. Principal Bencivengo stated she would review with the committee if a few plugs needed for the stage lights can be

		performed by the Project or if the PTA will have to hire Fairfield Electric.
6.00	Executive Session	8:20am motion by Leander Krueger to go into Executive Session and invite Morganti to attend, second Leigh Izzo, without objection approved by unanimous consent. - Contract items discussed. 8:34am motion by Leander Krueger to come out of Executive Session, second Stephen Selbst. Without objection came out of Executive Session. No votes taken.
7.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	<u>Invoices</u>: Motion by Leander Krueger to approve invoices as listed on agenda Exhibit A, second Stephen Selbst, Vote 6-0-0. Invoices covered: Meyer invoice #120-077569 for \$591.36 Meyer invoice #120-077498 for \$1,651.20 Meyer invoice #120-076361B for \$47,841.50 SPA invoice #26-870 for \$43,645.80 Downes requisition #2 GMP for \$824,869.46 <u>Change Orders</u>: None to discuss. - Motion by Stephen Selbst to take up and allow Vice Chair to approve a future proposal for added cameras based on the BOE security walk through up to an amount of \$12,000, second Leander Krueger, Vote 5-0-0. - Motion by Stephen Selbst to take up and allow Vice Chair to authorize Downes to proceed on a T&M basis for the work of PCO#04/RFI#42 (gas piping replacement) not to exceed \$41,000, second Leander Krueger, Vote 5-0-0.
8.00	Public Relations Update	Motion by Stephen Selbst to approve Quarterly Report to RTM, second Leander Krueger, without objection approved by unanimous consent.
9.00	Adjourn	8:57am Motion to Adjourn Leander Krueger, second Stephen Selbst.