



TOWN OF GREENWICH

Old Greenwich School Building Committee
Tuesday, August 4, 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)	Zoom	
Jason Brown		A
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	Zoom	
Michael Joseph Mercanti-Anthony (BOE Rep)		A
Ex Officio Members		
Jennifer Bencivengo (Principal)	Zoom	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
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		
David Makso (OGS parent)	Zoom	
Rich Bittenbender (OGS neighbor)	Zoom	
Ben Branyan (GPS Admin)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:02am.
2.00	Housekeeping	Chair noted the next meeting will be August 18 and asked members to be flexible in case a special meeting is required due to the upcoming efforts to obtain a Temporary Certificate of Occupancy (TCO).
3.00	Approve minutes from July 21 meeting	Motion to approve July 21 meeting minutes by Stephen Selbst, 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 that Area 1C (elevator) demolition and abatement is substantially complete. Downes is working through a couple questions regarding existing foundation conditions in this area; RFI's have been submitted and responded to promptly by the design team. Downes noted a 2nd slab with vinyl tile was uncovered within the existing building under the existing corridor near the new elevator while trenching for a new sanitary line; this unforeseen work was removed and abated. Downes noted the Art, Music, Cafeteria and Kitchen continue to progress to completion with mechanical rough-in near completion to be followed by installation of acoustical ceilings. Downes reported that all remaining abatement within this phase will be completed before the start of school, including the unit ventilator caulking abatement. Downes reported that the new gym entry concrete was placed and the 5-12 playground is nearing completion with only the poured rubber surface to be finished once curbing is set. Chair noted that a letter was sent to adjacent property owner concerning the existing fence removal and their vegetation crossing onto town property. The homeowners removed the shrubs on school property. <u>Construction Schedule & Critical Paths</u>: Downes reported that building inspections have continued over the last two weeks with all inspections passing to date. Downes said the next critical path activity is installing the ceiling grid, to be followed by ceiling inspections and final cleaning. Downes reported that the elevator has now been released. Downes is preparing the paperwork associated with the 28 Building Permit conditions to submit by August 10 for a TCO. Downes noted that resolution of the Fire Marshal's concerns about the fire alarm, which is unknown at this point, is a critical item that should be resolved this Thursday. The Chair expressed frustration at the difficulty in scheduling a meeting with the Fire Marshal to resolve this issue; despite receiving detailed plans for the fire alarm in the context of the Building Permit, the Fire Marshal subsequently provided input directly to Downes' subcontractor without providing detailed feedback and direction to Downes, SPA or the Building Committee. SPA confirmed that plans for the fire alarm have not substantively changed since 2023 when Schematic Design was completed. <u>Proposal Requests</u>: Downes reported no financial change from last week. Downes noted that PCO#4/PR#2 (unit ventilators) should be submitted shortly. Downes stated that a proposal request was just issued for grade adjustments around the elevated transformer. Downes reported that PCO#14 (replacement gas line) is nearing

		completion and will be tested this week; an invoice should be submitted soon based on the T&M directive with the proper wage rate. Downes noted they are going through many proposals and revisions with their trades so they can be properly submitted. Downes also reported they will submit PCO#18 (2nd slab, VCT) shortly. • <u>State Reimbursement</u>: Chair reported that the 1049R was approved by DAS on July 31 and a formal letter was sent to the Superintendent. Chair noted that Morganti and Downes have compiled a few questions to share with the Superintendent to submit to OGA regarding the newly approved 1049R and Core CT portal. • <u>AHJ Items</u>: Peter Robinson asked Downes to review riser and tread dimensions prior to an inspection request. He also asked Downes to review zone areas in preparation for the TCO. Finally, he reminded Downes that the A-2 survey review and approval needed to continue for the new addition and should be submitted as soon as possible as multiple town departments will require time to review and approve it. • <u>Private Fundraising Opportunities</u>: Molly Saleeby reported that a meeting will be held next week to continue discussions. • <u>EECBG Grant</u>: Downes reported that completing the LCP tracker and submitting certified payrolls will commence shortly.
5.00	Principal's Report	• Principal Bencivengo asked if moving can occur prior to the TCO; Peter Robinson stated that it is usually allowed but suggested she confirm with John Vallerie. Principal Bencivengo reported being in touch with the Tree Warden regarding the existing poison ivy, who advised that most of it should be removed when the existing fencing is removed. Principal Bencivengo to review once the fencing is removed and offered to provide a scrim to put on the fencing to prohibit regrowth onto town property. Finally, Principal Bencivengo asked if working seven days a week is needed for the TCO; Downes said that they are working extra hours and Saturdays and will advise if Sundays are needed.
6.00	Executive Session	• 7:55am motion by Stephen Selbst to go into Executive Session to discuss two contract items and invite Morganti to attend, second James Waters, without objection approved by unanimous consent. • Contract items discussed. • 8:04am motion by Stephen Selbst to come out of Executive Session, second Barbara O'Neill. • No votes taken.
7.00	Financial & Consultant Selection Update a. Monthly Financial Report b. Discuss and vote on Current Decision Items listed in Exhibit A	• <u>Monthly Financial Report</u>: The Chair provided an update on the overall monthly financial report. Cash flows are behind projections, primarily because of construction billing that is less than anticipated at this point and the building committee is waiting on revised invoices for the new playground. The cash flow also showed us using ~\$267k of owner contingency by this point and to date we've only approved ~\$75k of changes to date. MUNIS is showing that we have approximately \$6.5m not spent or encumbered. From the monthly cash flow, the building committee is expecting to have spent \$22.4m by the end of this fiscal year; as of the end of July the building committee has only spent \$4.1m. • <u>Invoices</u>: Motion by Stephen Selbst to approve invoices as listed in Exhibit A, second Barbara O'Neill, Vote 7-0-0.

Invoices covered include:

Special Testing Laboratories #40264RRR for \$4,974.00

Solli invoice #8131 for \$3,600.00

AKF invoice #40406001 for \$3,450.00

8.00 Public Relations Update

- Change Orders: None ready for consideration at this point.
- Chair reported that the Quarterly Report through July 13 was submitted to RTM. He is working on the Monthly Report and will share it shortly with the building committee. In addition, the Chair said he wanted to be sure the website was updated before the start of school on August 28. The Chair said that the Building Committee has been invited to update the PTA on September 17 during OGS Open House; he encouraged attendance by as many committee members as possible. Finally, the Chair informed the building committee that he will provide an update to the Board of Education on September 24 at the request of the Superintendent.

9.00 Adjourn

- 8:14am Motion to Adjourn Stephen Selbst, second Barbar O'Neill.