



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, August 18, 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	Zoom	
Stephen Selbst (BET Rep)		A
Sophie Koven (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	Zoom	
Peter Robinson (DPW)	Zoom	
Peter Lowe (P&Z)	P	
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)		A
Lawrence Rosati (Morganti Group)	P	
Anthony DiMauro (Downes Construction Company)	P	
Bob Sessions (Downes Construction Company)	Zoom	
Ken MacArthur (Downes Construction Company)		A
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Shay Sippel	P	
Mark Dawson (Fire Marshal)	Zoom	
Ben Branyan (GPS Admin)	Zoom	
David Makso (OGS parent)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:03am.
2.00	Housekeeping	Chair noted next meeting will be Tuesday September 1. Principal Bencivengo noted teachers will be in school starting August 25. Chair noted that we will have a new BOE Rep to the OGSBC as Michael Joseph Mercanti-Anthony resigned from the BOE; Sophie Koven said that she would temporarily serve as the BOE Rep to the OGSBC due to conflicts for other BOE members.
3.00	Approve minutes from August 4 meeting	Motion to approve August 4 meeting minutes by Jackie Welsh, second Barbara O'Neill, without objection approved by unanimous consent.
4.00	Project Team Updates - Construction Progress Report - Construction Schedule & Critical Paths - Proposal Request Status - State Reimbursement - AHJ Items - Private fundraising opportunities list - EECBG Grant	<u>Construction Progress Report</u>: Downes reported that a TCO inspection is scheduled with the Building Department on Thursday August 20; the Health Department will review the kitchen on August 21; Downes also needs to file and sign the Sewer Permit; Downes is also adjusting the TCO zone map to address recent Building Department comments. Downes reported no financial changes since the last meeting. As to construction progress, Downes reported the following: Fairfield Electric is programming the fire alarm, all asbestos abatement scheduled for the summer has been completed, framing and sheetrock are completed, ceiling tiles are being installed, temporary rails are being installed at the gym entrance (permanent ones will not be fabricated in time for the TCO), and that architectural, mechanical and electrical finishes are progressing to completion along with final cleaning. Downes reported that exterior work for the new addition continues as scheduled; Downes will schedule the required A-2 survey. Downes will hold a meeting with all subcontractors to remind them of the protocols they must adhere to once the TCO is issued and students/staff re-occupy the school. Downes noted that there have been some staff changes (Joe Ryan and Davidson Abiali have left Downes) and that a new Project Manager will start next week; Downes is interviewing for an assistant project manager. Downes main office will handle submittals in the interim. <u>Construction Schedule & Critical Paths</u>: Downes reported they are working towards the TCO. Downes asked that the Gym schedule that was due at this meeting be presented next meeting so they have time to review it with the new Project Manager. <u>Proposal Requests</u>: Downes acknowledged they are behind on submissions and have assembled a team in the office to collect and compile pricing for submission. Downes report PR#3 for the fire pump will be submitted this week, with other proposals to follow. Chair asked Downes to provide a status update on all proposals. <u>State Reimbursement</u>: Morganti reported that the State provided direction to the project team to adjust values listed in Core CT to match the approved 1049R. Morganti reported that the Superintendent shared notification from the State that the additional reimbursement

		was included in legislation; we will need to inquire as to next steps to obtain the additional funding given that early childhood spaces are included in the design submitted for the PCR process. • <u>AHJ Items</u>: Fire Marshal reported that a complete fire alarm test for the entire school will be needed and results submitted on the NFPA test form. Fire Marshal reminded Downes to schedule inspections for his review for the TCO. The Building Department noted that the TCO application needs to be revised based on their review, as discussed with Downes and Morganti. In addition, the Sewer permit needs to be completed. Other points noted by the Building Department: temporary rails for the gym entrance must match permanent rails, ductwork in rated walls must have fusible link fire dampers, missing doors in rated walls need to have a temporary closure the same rating as the wall, and the TCO application needs to be passed around to be signed by departments and then turned into the Building Department. Downes and Morganti to coordinate. • <u>Private Fundraising Opportunities</u>: Molly Saleeby reported that she met with the PTA President and has a list of items the PTA would like to pursue to present at an upcoming meeting. The purpose would be to establish priorities and timing of work if it is pursued. • <u>EECBG Grant</u>: Downes reported they are working on completing the LCP Tracker; submitting certified payrolls will commence shortly.
5.00	Principal's Report	• Principal Bencivengo asked about the status of doors for the storage rooms; Downes said the submittal is with the architect and they will have to provide temporary closures until the doors arrive. • Principal Bencivengo asked when the PE storage closet will be turned over; Downes is working on a date. • Principal Bencivengo asked Downes if they will install bathroom signage to indicate male or female restrooms as some have changed due to phasing requirements; Downes confirmed they will install.
6.00	Possible Executive Session to Discuss Contract #7397	• Members did not see a need for an Executive Session.
7.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	• <u>Invoices</u>: Motion by Jackie Welsh to approve invoices as listed in Exhibit A, second Barbara O'Neill, Vote 6-0-0. Invoices covered include: Meyer invoice #120-078329 for \$611.07 Meyer invoice #120-078330 for \$1,651.20 Morganti invoice #19 for \$20,152.00 SPA invoice #26-962 for \$33,078.30 Motion by Jackie Welsh to approve Downes requisition #3 – GMP for \$2,083,508.95, second by Barbara O'Neill, Vote 6-0-0. • <u>Change Orders</u>: None to discuss.
8.00	Public Relations Update	• Chair reported that he will have website updated for start of school. He also reminded members of the Report to the PTA on September 17 and BOE on September 24.
9.00	Adjourn, to be followed by tour of construction area	• 8:13am Motion to Adjourn Jackie Welsh, second Barbara O'Neill.