



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, September 1, 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)	Zoom	
Barbara O'Neill (Secretary)	P	
[Vacant]		
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	Zoom	
Stephen Selbst (BET Rep)	P	
Sophie Koven (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	
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	
David Augenbraun (Downes Construction Company)	P	
Ken MacArthur (Downes Construction Company)		A
Bob Sessions (Downes Construction Company)	Zoom	
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Ben Branyan (GPS Admin)	Zoom	
Kristin Toretta (OGS parent)	Zoom	
David Makso (OGS parent)	P	

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 15, to be followed by tour of the construction area. Chair noted that Jason Brown submitted his resignation to the Board of Selectmen.
3.00	Approve minutes from August 18 meeting	Motion to approve August 18 meeting minutes by Barbara O'Neill, second Chair, 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 introduced its new Project Manager, David Augenbraun and also reported that the Assistant Project Manager will be Herb English. Downes will bring in another Project Engineer to work on change proposals for the next couple months to catch up. Downes reported no changes to the project financials from the last meeting and noted a few proposals were submitted recently. Downes reported the Temporary Certificate of Occupancy (TCO) was received on August 25, noting the fire alarm, kitchen and 5-12 playground were inspected and passed. Work in the street to verify existing sewer main elevation was completed. Downes is tracking the final Sewer permits needed for the kitchen grease trap and temporary toilet facilities. Downes is working on their work to complete list and punch list required for the substantial completion document issued by SPA before all can sign it. Downes confirmed that any work in the occupied areas will be done during off hours, on weekends, or during upcoming school breaks and will be coordinated in advance with the school; Downes has a standard checklist that will be followed prior to the return of any students or staff to those areas to ensure everything is cleaned and returned to an appropriate condition. Downes noted the concrete and earthwork operations continue in the new courtyard and that remaining concrete and under-slab utilities continue in the new addition. Downes noted that the elevator area has some unforeseen conditions that may extend Phase 1C with the next schedule update. Principal Bencivengo specifically asked that Downes do whatever they can to expedite a bathroom in the 1C area. Downes noted they are trying to expedite doors for gym storage; Principal Bencivengo asked to have the gym storage back before Veterans Day. <u>Construction Schedule & Critical Paths</u>: Downes reported that based on conversations with Principal Bencivengo, the renovation of the gymnasium will commence after June 12, 2027 with a target completion of end October 2027. Downes will present a high-level gym schedule at the next meeting, inclusive of the new wheelchair lift for the gym area. Downes reported that Fairfield Electric is finalizing the scope of the Fire Alarm system and should have an estimate in the coming weeks. Downes will start the A2 survey required by Planning & Zoning so as not to slow down the schedule of trying to have the new addition enclosed prior to the winter.

		• <u>Proposal Requests</u>: Downes reported that they will be adding impacts from some proposal requests to the next schedule update. Downes noted that they submitted four proposals for review by SPA and Morganti. Chair highlighted that proposal requests in process are listed on page 2 of the meeting agenda. • <u>State Reimbursement</u>: Morganti reported that Downes submitted State Change #01 for signatures by the Superintendent; Chair to pass along after the meeting. Morganti reported no comments received from OGA to the reimbursement request submitted to the state on July 1. Morganti and Chair highlighted that they plan to submit reimbursement requests quarterly (i.e. next one in late September/early October), subject to approval of the previous pending reimbursement request as per DAS/OGA policy. • <u>AHJ Items</u>: With TCO received, no items to discuss. • <u>Private Fundraising Opportunities</u>: Molly Saleeby stated that the PTA might want to replace the gym floor; SPA recommended that PTA would need to figure out testing of the gym floor if replacement is their intent. Molly is compiling a list from her meetings with the PTA to present to the Building Committee at its next meeting. • <u>EECBG Grant</u>: Downes reported that Herb English will be completing the LCP Tracker and submitting certified payrolls should commence shortly.
5.00	Principal's Report	• Principal Bencivengo reported that dimensional markings by trades need to be removed from walls; Downes to investigate and correct. • Principal Bencivengo asked when walkway from front of school to access the 5-12 playground will be completed; Downes to advise. • Principal Bencivengo reported that there will be a fire drill tomorrow.
6.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	• Chair reported that he is reviewing the MUNIS report as it appears invoices from the early electrical package that were to be paid by BOE Project Code 24334 may have been paid using construction funds. Chair is working with BOE to resolve and will report back. • <u>Invoices</u>: Motion by Stephen Selbst to approve invoices as listed in agenda Exhibit A, second Barbara O'Neill, Vote 8-0-0. Invoices covered: Special Testing Laboratories invoice #40322R for \$6,886.27 Solli Engineering invoice #8305 for \$3,600.00 Gametime 5-12 invoice #00106956-A for \$319,998.47 Gametime 2-5 invoice #00106957-A for \$70,840.28 Gametime 2-5 invoice #00107612-A for \$4,521.00 • <u>Change Orders</u>: Motion by Stephen Selbst to approve SPA amendment #21 for \$30,482.00 and amendment #22 for \$2,200.00, second Barbara O'Neill, Vote 8-0-0.
7.00	Public Relations Update	• Chair reported that the website has been updated with TCO and summer abatement clearance letters. Chair reminded all that the Building Committee will present an update to the OGS PTA on September 17 and that he'll update the BOE on September 24.
8.00	Adjourn	• 8:18am Motion to Adjourn Stephen Selbst, second Barbara O'Neill.