



TOWN OF GREENWICH

Old Greenwich School Building Committee

Tuesday, September 15, 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	P	
Stephen Selbst (BET Rep)	P	
Sophie Koven (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)	P	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)		A
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)	Zoom	
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		
Rich Bittenbender (OGS neighbor)	P	
Mark Dawson (Fire Marshal)	Zoom	
Ben Branyan (GPS Admin)	Zoom	
Jeff Czoka (BOE)	Zoom	
David Makso (OGS parent)	Zoom	
Kristin Toretta (OGS parent)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	Meeting was called to order at 7:04am.
2.00	Housekeeping	Chair noted next meeting is Tuesday September 29.
3.00	Approve minutes from September 1 meeting	Motion to approve September 1 meeting minutes by Stephen Selbst, 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	<u>Construction Progress Report</u>: Downes reported no changes to project financials from last meeting. Downes reported construction has been focusing on Phase 1A (new addition) and that they are about to sign off coordination for this area, with A2 survey to be submitted to P&Z today. New addition corridor concrete and earthwork operations are ongoing and Downes plans to pour the slab on October 7. Steel fabrication for Phase 1A has commenced and they plan to make a site visit soon. Phase 1C underpinning commenced last week and should be completed this week. Work continues in Area 2B (electric and fire pump rooms with rough-in and framing). Downes is continuing to work on the substantial completion document for the summer TCO areas; Downes needs to assign a dollar value to the work and pass document around for signatures. Metal handrails for gym entry to be installed next week. Downes reported BIM modeling for Phase 4, 5, 6 coordination is underway. Downes scheduling a meeting to discuss boiler room and some mechanical equipment not yet approved. Downes to contact their subcontractor to place a warrantee call for art room sheet vinyl floor that was stained. OGS neighbor Rich Bittenbender reported the weekend rain flooded his backyard but the water subsided within 30 minutes due to new drainage systems. He thanked team for responding promptly to his inquiries. Chair reported a minor leak in the school occurred over the weekend in the corridor outside the kitchen. BOE is addressing since roof in this area is scheduled for Summer 2027. Chair reported that sewer backed up in pre-K classrooms and BOE cleaned it up by start of school; the sewer issue is currently slated to be addressed during Phases 3 and 4 of the project, once swing space is available for staff and students. <u>Construction Schedule & Critical Paths</u>: Downes reported that Phase 1C shoring and demolition access will be from a stair tower accessed from the exterior of the building, which should start in 2-3 weeks. Further details are in upcoming schedule update. Downes is looking at completion schedule for Phase 1C. Downes reported that gym renovation will commence June 14, 2027 and be completed by October 2027. <u>Proposal Requests</u>: Chair noted that Langan is preparing a proposal for general air testing for review by the committee. Downes reported that they are working on responses from the design team and Morganti for a few open proposal requests. Downes expects to submit fire pump proposal shortly. Downes asking Fairfield Electric for

		rough order of magnitude for fire alarm changes requested by Fire Marshal and should have it soon. • <u>State Reimbursement</u>: Downes stated they will submit State Change Order #1 this week. Chair noted State still has not responded to reimbursement request #1 submitted July 1. • <u>AHJ Items</u>: Fire Marshal Dawson stated Norcom will be on site to review BDA signal strength in the building and can discuss fire alarm system requirements for rest of building. • <u>Private Fundraising Opportunities</u>: Molly Saleeby reported that she has a list of items from her meetings with the PTA. She felt several items on the list should be paid for by the BOE. She suggested adding refinishing of existing millwork cabinets to the list. Lis is comprised of stage lights, folding chairs, room furniture, gaga pit, basketball hoop, outdoor courtyard furniture, front entrance planters, raised gardens and acoustical wall panels for cafeteria. Downes offered to make an introduction to their millworker so PTA can obtain price for that work outside of the project. • <u>EECBG Grant</u>: Downes reported that they will be submitting certified payrolls through the LCP tracker shortly.
5.00	Principal's Report	• Principal Bencivengo noted the flooding of the lowest level over the weekend. She also noted the lack of shade for the new playground as two large trees were removed, noting the PTA is looking to add seating with shade. She noted an upcoming Phasing meeting on October 9 to discuss next summer.
6.00	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>: Chair reported cumulative cash flow to date is roughly \$3 million less than forecasted due to Downes' hard cost construction requisitions to date being less than forecasted. • <u>Invoices</u>: Motion by Stephen Selbst to approve invoices as listed in Exhibit A, second Leander Krueger, Vote 8-0-0. Invoices covered include: Morganti invoice #20 for \$20,754.00 SPA invoice #26-1098 for \$46,981.84 Shipman & Goodwin invoice #690025 for \$257.50 Meyer invoice #120-078970A for \$22,164.00 Motion by Stephen Selbst to approve Downes requisition #4 for \$1,035,531.22, second Leander Krueger, Voted 8-0-0. • <u>Change Orders</u>: Motion by Stephen Selbst to approve Downes PCO #009 (software licenses) for credit of \$1,987.36, second Leander Krueger, Vote 8-0-0.
7.00	Public Relations Update	• Chair reminded all that he will report to PTA on September 17 at 5:30pm and that he would provide an update at the BOE meeting on September 24. • Chair noted next Quarterly Report to RTM due on October 13.
8.00	Adjourn, to be followed by tour of construction area	• 8:21am Motion to Adjourn Stephen Selbst, second Jackie Welsh.