TOWN OF
GREENWICH

Old Greenwich School Building Committee
Tuesday, October 13, 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)		A
[Vacant]		
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Stephen Selbst (BET Rep)	P	
Jeff Csoka (BOE Rep)	Zoom	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)	Zoom	
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)		A
Peter Lowe (P&Z)	P	
Liaisons		
Peter Schweinfurth (Liaison, EMAC)		A
Alan Gunzburg (Liaison, FSAC4PWD)		A
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	
Bob Sessions (Downes Construction Company)		A
Michael Dooley (AKF)		A
Bill Willsey (Langan)		A
Kristen Mitchell (Langan)		A
Guests		
Kristin Toretta (OGS parent)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	• Meeting was called to order at 7:05am.
2.00	Housekeeping a. Election of committee officers	• Chair noted that October 13 is the 4th anniversary of the formation of the OGS Building Committee. Next meeting will be Tuesday October 27. Chair noted that RTM D6 would join us for a tour after the meeting on November 10. • Election of committee officers. Chair noted that based on the RTM's recent amendment of Chapter 2 Administration, Article 9, Section 2-43 of the Code of Ordinances, the OGSBC is required to consider officers for the upcoming year. *Chairman*: Jackie Welsh took over as Chair of the meeting during consideration of the Chairman role. Vice Chair asked if there were any nominations. Stephen Selbst re-nominated James Waters to serve as Chairman, second by Leander Krueger. With no other candidates, nomination approved by unanimous consent. *Vice Chair*: Chair asked if there were any nominations for Vice Chair. James Waters re-nominated Jackie Welsh to serve as Vice Chair, second by Stephen Selbst. With no other candidates, nomination approved by unanimous consent. *Secretary*: Chair asked if there were any nominations for Secretary. James Waters re-nominated Barbara O'Neill to serve as Secretary, second by Stephen Selbst. With no other candidates, nomination approved by unanimous consent.
3.00	Approve minutes from September 29 meeting	• Motion to approve September 29 meeting minutes by Leander Krueger, second Stephen Selbst, 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	• Construction Progress Report: Downes reported no change to project financials from the previous meeting, except for PCO#14 which is on the agenda for consideration at this meeting. On Area 1A (new addition), Downes reported they are continuing to prepare for pouring the slab on grade this week. Steel erection will commence the first week of November. Downes reported being on schedule on Area 1A. On Area 2B east (mechanical rooms and gym storage), Downes reported to continue with work to complete gym storage by November 1. Downes is continuing work in the electric, switchgear, and fire pump rooms as well. On Area 1C (elevator and bathrooms), Downes reported they will commence demolition shortly. On substantial completion documentation for Summer 2026 work, Downes reported they are continuing to work on the dollar value of incomplete work to complete the documentation for all to sign. • Construction Schedule & Critical Paths: On Area 1A, Downes reported that after steel starts, the following will need to be completed to have the new addition be weathertight by the end of the year: roofing, masonry walls and windows (with potential for temporary

windows if permanent windows aren't ready). Chair reminded all of the critical importance of getting the new addition weathertight to meet Summer 2027 completion; if the new addition is not complete by the summer, it could result in a year's delay as the new addition serves as vital swing space to enable other phases to proceed.

Downes acknowledged the importance and flagged methods to recover if slippage should occur. Chair asked that Downes respond to Morganti comments on slippage in the next schedule update, noting that the slab on grade pour was originally planned for last week. Chair noted that Downes has not advised the committee of any critical path delays to date.

On Area 1C, Downes reported that they are still working on a completion date and they are targeting Spring 2027. Chair asked Downes to report back on a specific month as soon as possible.

- Proposal Requests: Downes reported that PCO#05 (gas line replacement) has been submitted for approval. Chair asked Downes to focus on submission of PCO's as many are old and have not yet been submitted. Downes agreed and is focusing efforts to get them in.

- State Reimbursement: Chair reported that he asked the Superintendent to follow up on Reimbursement Request #1 submitted on July 1. Chair noted that Morganti is ready to submit Reimbursement Request #2 once the state completes its work on the first submission.

  Chair also asked Superintendent to inquire about an updated award letter for the additional 15% reimbursement codified in recent legislation.

- AHJ Items: On the BDA survey, Chair reported that the Fire Marshal advised the existing school passed the BDA audio test and that the signal strength test still needs to occur. Morganti to follow-up with the Fire Marshal. Chair noted the same tests will be performed on the new addition once completed.

  On the Sewer permit, Downes reported that they resubmitted the grease trap to the Sewer division on October 12. Downes noted that the Sewer division has not commented on the submission made for the temporary toilet facilities.

- Private Fundraising Opportunities: Molly Saleeby stated that she walked with a millwork vendor to price refinishing existing cabinets and should have their pricing soon to present to the PTA. She is reviewing pricing to add tables with shading to the playground area and looking into flooring options for the cafeteria to replace existing flooring.

- EECBG Grant: Downes reported they are waiting on Fairfield Electric to upload certified payrolls and will follow-up with them.

5.00 Principal's Report

- Principal Bencivengo reported that last week a couple children jumped the construction fence to enter the construction site. This is currently under review.
- She also flagged that phasing timelines are critical because the time teachers are allowed to pack is limited.
- Vice Chair asked Downes if a meeting was held with the steel sub to see if the crane would interfere with walking from the front of the building to the playground. Downes reported that it will not interfere

		and is working with subcontractors to advise when the walkway will be online. • Principal Bencivengo noted the 3rd floor toilet partition was corrected on Saturday and thanked Downes. She reiterated the importance of getting another girls toilet online as soon as possible.
6.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A	• Invoices: Motion by Stephen Selbst to approve invoices as listed in Exhibit A, second Leander Krueger, Vote 7-0-0. Invoices covered: Morganti invoice #21 for $21,064.00 Solli invoice #8389 for $3,000.00 Gametime 5-12 invoice #00106956 for $106,666.15 Downes Requisition #5 – GMP for $643,171.43 • Change Orders: Motion by Stephen Selbst to approve Downes PCO#14 to replace gas piping for $35,345.77, second Leander Krueger, Vote 7-0-0.
7.00	Public Relations Update	• Motion by Stephen Selbst to take up approval of Quarterly Report to RTM through October 13, second James Waters, without objection approved by unanimous consent. • Motion by Stephen Selbst to approve Quarterly Report to RTM, second Leander Krueger, without objection approved by unanimous consent.
8.00	Adjourn	• 8:12am Motion to Adjourn Stephen Selbst, second Leander Krueger.