TOWN OF
GREENWICH

Old Greenwich School Building Committee
Tuesday, October 27, 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)	Zoom	
Cristina Dawson	Zoom	
Leigh Erin Izzo	Zoom	
Leander Krueger	P	
Kristin Toretta	P	
Stephen Selbst (BET Rep)	P	
Jeff Csoka (BOE Rep)	P	
Ex Officio Members		
Jennifer Bencivengo (Principal)	P	
Rachel Khanna (BOS)		A
Molly Saleeby (RTM)	P	
Peter Robinson (DPW)	Zoom	
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)	Zoom	
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		
Ben Branyan (GPS Admin)	Zoom	

Agenda Item	TOPIC	Description
1.00	Call to Order	• Meeting was called to order at 7:03am.
2.00	Housekeeping	• Chair welcomed and congratulated Kristin Toretta, the newest member of the OGS Building Committee after being approved by the RTM on October 26. • Chair reported next meeting will be November 10, to be followed by a tour of the construction site with the D6 RTM members. • Chair asked members to stay tuned for details on a topping off ceremony in the next two weeks.
3.00	Approve minutes from October 13 meeting	• Motion to approve October 13 meeting minutes by Stephen Selbst, second Leander Krueger, 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. BOE Capital Budget Items g. Private fundraising opportunities list h. EECBG Grant	• <u>Construction Progress Report</u>: Downes reported no change to project financials from last meeting, with the exception of PCO#4 (infill unit ventilators), PCO#16 (repair of makeup air unit), and PCO#44 (channels for masonry piers) that are ready for consideration. On Area 1A (new addition), Downes reported the slab on grade was poured and masonry has commenced. Wall pours for the concrete foundation of the east-west corridor connector continue. On Area 2B east (mechanical rooms and gym storage), Downes reported that the gym storage room is nearing completion to be turned over to Principal Bencivengo. Demolition of flooring and concrete footings for platforms within the mechanical spaces will commence. On Area 1C (elevator and bathrooms), Downes reported that demolition of existing floor tile was completed, to be followed by shoring and demolition of the remaining chimney structure. On Substantial Completion document for Summer 2026 work, Downes reported they provided the cost of work to complete for SPA to issue Substantial Completion document for all to sign. • <u>Construction Schedule & Critical Paths</u>: On Area 1A, Downes reported they are confident the new addition will be enclosed by December to maintain their milestone. Downes will hold a pull plan meeting on November 10 to bring Area 1A to finish a little earlier than scheduled. On mechanical coordination, Downes reported DOAS units have been resolved and the submittal is with SPA for approval, noting these units have a 24-week lead time. The VRF units are still under review and have a 12-week lead time. The last AHU has been recently approved and can be released when needed to meet project schedule. On door frames, Vice Chair flagged that the door frame resubmittal has taken a long time to complete, prompting a request for change in construction for the committee to approve. Downes will resolve with SPA and Vice Chair said she would like to discuss this in detail at the upcoming OAC meeting. On Area 1C (elevator and bathrooms), Downes reported no new schedule update. Downes has another phasing meeting on November

		5 and will be prepared to provide an update to the building committee on November 10. On Area 2B (mechanical room and gym storage), Downes noted the gym storage will be turned over soon. Downes is looking at Area 2A and 2B to see what work can be done prior to next summer. • Proposal Requests: Downes discussed the three change orders that have been submitted for approval: PCO#4 (infill unit ventilators), PCO#16 (repair makeup air unit), and PCO#44 (channels for masonry piers). Downes plans to submit five PCOs on average each week to get caught up on current open change orders by the end of the year. • State Reimbursement: Building Committee asked Chair to follow up with the Superintendent on Reimbursement Request #1 that was submitted on July 1. Chair noted that we are ready to submit the second request once the first is approved. On the increased reimbursement from the state, the Superintendent received a response that the increased reimbursement rate will be figured with the final audit. • AHJ Items: Morganti reported that the Fire Marshal indicated both BDA tests passed for the existing building and we are waiting on a report. Downes has not received a response from the Sewer division on the Sewer Permit since the resubmission on October 12. • BOC Capital Items: Chair reported that the initial draft of the BOE capital budget for FY 2027-2028 includes $4 million for an upcoming roof and cornice project at OGS to be conducted in summer 2027. GPS Admin provided a roof report that is the basis for the request. SPA and Downes recommended the work should be done in summer 2029, once the project is complete so as not to impact the extensive work that will be done per the phasing plan. • Private Fundraising Opportunities: Molly Saleeby reported that she received pricing of approximately ~$60,000 for replacing the cafeteria flooring and ~$300,000 to refinish the classroom millwork / replace countertops and possibly replace sinks. She will provide detail to the OGS PTA. She also reported that Gametime walked with the PTA to review seating materials and colors around the playground. • EECBG Grant: Molly Saleeby noted that two reports are due on October 31. Downes reported that progress has been made on uploading certified payrolls and we are resolving a trade classification question.
5.00	Principal's Report	• Principal Bencivengo noted that a child fell and broke a bone in the vicinity of the playground last week. She emphasized the importance of the pathway that has been discussed multiple times. Downes is aiming to have a pathway in place by the end of November. • Principal Bencivengo asked Downes to revisit the PA system on the ground floor to ensure it is working properly. • Principal Bencivengo highlighted the importance of finishing the gym on schedule next fall, noting that the wheelchair lift has not been submitted to date and she has heard it has a long lead time. Chair asked Downes to advise all procurement can support mid-June to mid-October for the gym renovation.

6.00	Executive Session to discuss Contract #7397	• 8:24am Motion by Stephen Selbst to go into Executive Session and invite Morganti to attend, second Leander Krueger, without objection approved by unanimous consent. • Contract item discussed. • 8:34am Motion by Stephen Selbst to come out of Executive Sesson, second Leander Krueger, without objection came out of Executive Session. • No votes taken.
7.00	Financial & Consultant Selection Update a. Discuss and vote on Current Decision Items listed in Exhibit A b. Discuss and vote on conflict waiver request from Shipman & Goodwin	<u>Invoices</u>: • Motion by Stephen Selbst to approve invoices as listed in Exhibit A, second Leander Krueger, Vote 9-0-0. Invoices covered: Silver Petrucelli invoice #26-1276 for $9,779.10 Solli invoice #8512 for $3,000.00 <u>Change Orders</u>: • Motion by Stephen Selbst to approve Downes PCO#04 to block off unit ventilators for $30,839.44, second Leander Kreuger, Vote 5-3-1. Voting "No" were Waters, Selbst, and Csoka, who felt this was a maintenance item. Abstaining was Toretta, who is just getting up to speed on the details of this item. • Motion by Stephen Selbst to approve Downes PCO#16 (repair of makeup air unit) for $3,574.44, second Leander Krueger, Vote 9-0-0. • Motion by Stephen Selbst to add PCO#44 (channels for masonry piers) for $80,633.90 to the agenda, second Leander Krueger, without objection adopted by unanimous consent. Motion by Stephen Selbst to approve PCO#44, second Leander Krueger, Vote 9-0-0. • Motion by Stephen Selbst to approve Shipman & Goodwin conflict waiver request, second Leander Krueger, Vote 0-9-0.
8.00	Public Relations Update	• Chair noted that he will submit the monthly construction update for November that was sent in advance of the meeting.
9.00	Adjourn	• 8:55am Motion to Adjourn Leander Krueger, second Stephen Selbst.