TOWN OF
GREENWICH

**Old Greenwich School Building Committee**
**Tuesday, November 10, 2026**
**7:00am**
**Old Greenwich School Media Center and via Zoom**

**Meeting Notes**

| Committee Roster | Present | Absent |
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| Voting Members | | |
| James Waters (Chair) | P | |
| Jackie Welsh (Vice Chair) | P | |
| Barbara O'Neill (Secretary) | Zoom | |
| Cristina Dawson | Zoom | |
| Leigh Erin Izzo | P | |
| 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) | Zoom | |
| 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) | | A |
| 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 | | |
| Rich Bittenbender (OGS neighbor) | P | |
| Coline Jenkins (D6 RTM Chair) | P | |
| Morgan Evans (D6 RTM member) | P | |

| Agenda Item | TOPIC | Description |
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| 1.00 | Call to Order | • Meeting was called to order at 7:03am. |
| 2.00 | Housekeeping | • Chair welcomed and thanked District 6 RTM Chair Coline Jenkins for attending the meeting.<br>• Chair noted that the topping off ceremony for structural steel was held last week.<br>• Chair reported next meeting will be November 24. |
| 3.00 | Approve minutes from October 27 meeting | • Motion to approve October 27 meeting minutes by Stephen Selbst, second Jackie Welsh, without objection approved by unanimous consent. |
| 4.00 | Project Team Updates<br>a. Construction Progress Report<br>b. Construction Schedule & Critical Paths<br>c. Proposal Request Status<br>d. AHJ Items<br>e. State Reimbursement<br>f. Private fundraising opportunities list<br>g. EECBG Grant<br>h. BOE Capital Budget Items | • <u>Construction Progress Report</u>: Downes reported that total increases to the GMP to date, through PCCO#3 is $202,476. Downes noted that PCO#47 (Eversource allowance draw) and PCO#55 (remove existing strip footing) are ready for consideration by the building committee.<br><br>On Area 1A (new addition), Downes reported that the steel has been fabricated and is being erected. The east-west corridor foundation was completed and the north-south corridor connectors slab on grade was placed. Once steel is complete, masonry will resume.<br><br>On Area 2B east (mechanical rooms and gym storage), Downes reported demolition for new foundations is ongoing.<br><br>On Area 1C (elevator and bathrooms), Downes reported shoring has commenced, starting with the reinforcing steel to existing masonry, to be followed by removal of the existing chimney.<br><br>On Substantial Completion document for Summer 2026 work, Downes reported completing the value of work not completed. All agreed the Chair should sign the document as provided in advance of the meeting.<br><br>On mechanical coordination, Downes reported coordination is progressing.<br><br>• <u>Construction Schedule & Critical Paths</u>: On Area 1A, Downes reported being on track. Roofing will follow steel and masonry and the building should be enclosed by the end of December.<br><br>On Area 1C, Downes reported being on track. Downes and Principal Bencivengo reported that there have been no issues with dust and there have been minimal noise complaints. Principal Bencivengo is maintaining ongoing communication with Downes to make adjustments as needed to protect the learning environment.<br><br>On Area 2B east, Downes reported that local officials pointed out that a light switch and emergency light will be needed to obtain a TCO for the gym storage room. Downes noted these two items are not shown on the contract documents. Vice Chair noted that this work is being installed to allow Principal Bencivengo to occupy this room in the near term – but explained that the requirement of emergency lighting elsewhere is under review.<br><br>Downes is making some adjustments to the phasing plan per meetings with Principal Bencivengo, and expects that a 2nd floor classroom will |

be made available in the near future. Downes also reported that the exterior walkway to the playground will be paved, and fencing installed, by Thanksgiving.

- Proposal Requests: Downes is continuing work on proposed change order backlog, with PCO#47 and 55 submitted for consideration at this meeting. On PCO#5 (fire pump), Downes updated the committee that it appears the resubmission will be around $250,000. Chair noted that significant review and negotiations have brought this price down by ~$200,000. Downes reported that the scope was not changed but that the team worked on the subcontractors to bring forth fair and reasonable pricing.

  On PCO#39 (fire alarm), Downes reported a rough order of magnitude cost of $250,000 to address the rest of the building, as mandated by the Fire Marshal. Downes is working on subcontractors to submit pricing. Members expressed frustration this item wasn't addressed earlier when Fire Marshal reviewed construction documents in 2025 prior to issuance of Building Permit and taking project out to bid.

- AHJ Items: On Emergency Lighting, Morganti noted the request from the Building Department and Fire Marshal to add a light switch and emergency lighting to the gym storage room. Downes reported that the Fire Marshal said he would require emergency lighting in all classrooms. SPA reported that fire code does not require emergency lighting in all classrooms and the drawings were submitted to the Fire Marshal on multiple occasions. Vice Chair confirmed that Central Middle School Building Committee was not required to provide emergency lighting in classrooms. Committee asked the Chair to reach out to Fire Marshal to reject his verbal request. Members expressed a willingness to consider it only if he puts it in writing and cites the code requirement. Members expressed frustration this item wasn't addressed earlier when Fire Marshal reviewed construction documents in 2025 prior to issuance of Building Permit and taking project out to bid.

  On the BDA, Morganti reported no report will be forthcoming for the successful test of the BDA system that was completed by Norcom in September for the existing building.

  On the sewer permit, Morganti reported that the Sewer Division continues to have questions about the kitchen grease traps and sinks. Chair noted these sinks were not included in the EdSpecs and this issue apparently steps from a request made in 2011 to the BOE that had not been completed. This issue will be taken up with the BOE for further review. Downes reported that the Sewer Division has not commented on the submission made for the temporary toilet facilities.

- State Reimbursement: Chair reported that it had been 91 business days since the July 1 submission of the OGSBC's first reimbursement request. The second reimbursement request is ready but cannot be submitted until the first is approved. Chair will ask the Superintendent for another update.

  Morganti and Downes reported that the State has completed its review of Change Order #1 and determined that all items are eligible for reimbursement.

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| | | • Private Fundraising Opportunities: Molly Saleeby reported the PTA is continuing to pursue items, with playground benches and replacement of the cafeteria floor being the first focus. She reported that the benches need to be reviewed and approved by the Parks Department before any decisions and procurement can be made.<br><br>• EECBG Grant: Molly Saleeby reported that two reported were filed by October 31, as required. She provided the quantity of lights installed and their value, including installation, to the EECBG. She is trying to see if she can close the grant process out since we have far exceeded the value of the grant with the work done to date.<br><br>• BOE Capital Items: Chair reported that the BOE has added $70,000 added to the FY 2028-2029 capital budget for gym/stage floor refinishing and that the roof project previously discussed has been deferred to FY2029-2030 budget. Vice Chair reported that the BOE will be repairing cracks at the front of the building, which is the reason for the scaffolding out front. This work is targeted to be complete by Thanksgiving. Committee will provide input on the color of brick and mortar that was chosen by the BOE to ensure consistency with the aesthetic of the historic façade. |
| 5.00 | Principal's Report | • Principal Bencivengo reported progress on the phasing discussions, which might shorten Phases 5 and 6. Of note, she will be giving a few extra rooms to Downes to renovate during Phase 3, which were originally proposed to be in later phases. A 2nd floor classroom will be given to Downes, with the teacher moving prior to Thanksgiving. Abatement will likely be conducted on this room during the winter break when no staff or students are in the building. |
| 6.00 | Financial & Consultant Selection Update<br>a. Monthly Financial Report<br>b. Discuss and vote on Current Decision Items listed in Exhibit A<br>c. Discuss and vote on conflict waiver request from Shipman & Goodwin | • Monthly Financial Report: Chair presented the monthly financial update, noting that costs are being continually vetted to ensure they're charged to proper codes in MUNIS. Chair reported cash flow to date of $9.85 million, comprised of $6.75m from GMP, $427k in early electrical, $1.75m precon soft costs, and $923k construction period soft costs. This is lagging projections by $8.7 million, driven by substantial completion work of $1.3m, the move of phase 2B (gym) to summer 2027, retainage to date of $450k, and approved change orders running at about 30% vs projections.<br><br>MUNIS shows nearly $6m of funds not encumbered or spent as of end of October. Chair and Morganti recently went back through to reclass some of the numbers and correct some errors in MUNIS.<br><br>Approved change orders are ~$260k to date, which have utilized ~5.6% of owner contingency. None of the construction contingency has been used to date.<br><br>Invoices:<br>• Motion by Stephen Selbst to approve invoices as listed in Exhibit A, second Leander Krueger, Vote 9-0-0.<br><br>Invoices covered:<br>Silver Petrucelli invoice #26-1285 for $13,038.80<br>Morganti invoice #22 for $20,152.00<br>STL invoice #40554R for $4,377.00<br><br>• Motion by Stephen Selbst to approve Downes Requisition #6 – GMP for $800,157.60, second Leander Krueger, Vote 9-0-0. |

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| | | Change Orders:<br>• Motion by Stephen Selbst to approve Downes PCO#47 to utilize allowance for the cost of new electrical service for $8,307.00, second Leander Krueger, Vote 9-0-0.<br><br>• Motion by Stephen Selbst to approve Downes PCO#55 to cut off existing strip footing in the courtyard for $3,646.25, second Leander Krueger, Vote 9-0-0. |
| 8.00 | Public Relations Update | • No items to discuss. |
| 9.00 | Adjourn, to be followed by tour with District 6 RTM members | • 8:19am Motion to Adjourn Stephen Selbst, second Leander Krueger. |