

Old Greenwich School Building Committee
Third Quarterly Report
April 13, 2023 - July 13, 2023

The Old Greenwich School Building Committee (OGSBC) continues its meticulous work towards advancing the renovation/addition of Old Greenwich School (OGS), a treasured community landmark dating to 1902 serving Pre K - 5th grade. Standing weekly meetings are Tuesdays at 7:00 am in the Old Greenwich School Media Center and are open to the public. Over the summer the committee is meeting biweekly through August. Meeting agendas, minutes, and other documents can be accessed on our [website](#).

The project focuses on bringing the building into full compliance with the Americans with Disabilities Act (ADA) and addresses key areas of health, safety, security, and water intrusion among other items as outlined in the [Educational Specifications](#) (Ed Specs) approved by the Board of Education (BOE) in October 2021. Revised Ed Specs were unanimously approved by the BOE on June 21, 2023. [REVISED Old Greenwich School Educational Specifications](#)

Project Update

Architect

Silver Petrucelli and Associates completed the Schematic Design and the OGSBC unanimously approved on June 20th, followed by unanimous BOE approval on June 21st.

<https://resources.finalsite.net/images/v1687620173/greenwich/mzsbyh1jyhw6aam4ubn1/OGSSchematicDesignReportFINAL6-21-2023.pdf>

These schematic design plans were subsequently submitted to the U.S. Department of Education's Office for Civil Rights (OCR) on July 5th as per the agreement between Greenwich Public Schools (GPS) and the OCR after a 2021 complaint against OGS about its lack of ADA compliance. The OCR has acknowledged receipt and is reviewing. In the meantime, Design Development is commencing.

Owner's Representative

The contract for The Morganti Group of Danbury, CT was approved on May 30.

Morganti is assisting with preparations to go before the Planning and Zoning Commission for preliminary Municipal Improvement status.

Construction Manager at Risk

The OGSBC interviewed firms on April 19th and selected Downes Construction of New Britain, CT on April 27 for Construction Manager at Risk (CMR). Downes has extensive experience with school renovation projects in CT. The contract is expected to be finalized in August. The CMR will ensure that the best professional construction cost estimates are obtained during the pre-construction phase and already helped the OGSBC by providing an estimate based on the schematic design drawings.

Pre-Construction Assessments

On May 13th the OGSBC received a comprehensive report from the engineering and environmental services firm Langan, resulting from site survey work (visual inspection and limited destructive sampling) completed the week of April 10th. Interior hazardous material testing was conducted for asbestos, lead paint, PCBs and limited universal waste. From these results it is recommended that additional areas be tested, some of which were not accessible in April such as interior tunnels and the high gymnasium ceiling which requires a lift. It should be noted that positive results for hazardous materials are expected for a 100+-year-old building and the building is safe for occupancy.

As part of diligence to help address water intrusion, it has been determined that the northern sewer lateral line under front of school needs replacement due to tree root intrusion, bowing, and dislodged joints. Camera inspection of the southern lateral will take place soon as well as inspection of both northern and southern sewer piping.

Due to geotechnical borings the week of April 10th there will be additional soil testing in the area outside where the new 4-classroom addition will be built.

Further investigation using ground penetrating radar will confirm if a 2nd underground storage tank (UST) has been removed as required by DEEP. There is paperwork filed with the State indicating that only one tank was taken out.

A notable and very useful topographic survey finding showed that an elevation correction at the front entry plaza is less significant than what was stated in feasibility. To help remedy water penetration, the plaza will need to be lowered about 18 inches, not 40, and it will pitch towards Sound Beach Avenue.

Financials & Funding Update

On June 21st, the BOE unanimously approved an estimate of \$39,795,873 in construction funds, based on final schematic design. This was in anticipation of the BET special meeting called for June 23rd to reconsider full construction funding in FY '23/'24 in time to meet the June 30th State deadline to apply for reimbursement (projected at 15%), enabling construction to start in June 2024. The BOE also supported a request for the Board of Estimate and Taxation (BET) to release the conditions on the \$1,086,000 in Architectural & Engineering funding granted on April 4th.

The \$39,795,873 estimate was the result of a reconciliation between the CMR Downes and the independent estimator PM&C of Boston who each first created independent estimates using schematic design, surveys, and technical drawings. Additionally, the OGSBC performed significant value engineering.

<https://resources.finalsite.net/images/v1687620416/greenwich/qaziz4a87u5hyatwwct9/2023-06-20OldGreenwichSchoolSDEstimateRev4-BUDGETANALYSISISSUMMARY.pdf>

The estimate incorporates items not considered in the 2021 Ed Specs such as overall hazmat abatement, additional necessary ADA enhancements, phasing costs, installation of HVAC throughout the school, and further code requirements. There have been sizable construction cost escalations since 2020 and a higher contingency is included as advised for an alteration of a building the age of OGS. Downes expressed that this estimate is an "opinion of cost" until the

project is taken out to bid and it will be followed by an additional estimate at the end of the Design Development phase.

On June 23rd the BET denied the funding in a 7-6 vote. Downes and others have stated that given the current market, a one-year delay to June 2025 to start construction increases costs by 6-7% or \$3M+. This information was communicated to the BET on June 23rd and previously.

To date*, the OGSBC has spent or encumbered \$277,648 from the approved \$1M FY '22-'23 allocation. Invoices for legal, architectural services, owner's representative, and construction manager were processed during this period which covers through the end of the Schematic Design phase. The OGSBC anticipates that it will exhaust this FY '22-'23 allocation in December 2023, towards the end of the Design Development phase. As such, the OGSBC is working to complete the Municipal Improvement process to satisfy the BET condition on the \$1.086M in FY '23-'24 funding. The OGSBC hopes the BET will satisfy the two related conditions under BET control, specifically hiring an independent cost estimator and approving the construction estimate provided by the building committee's construction manager at risk in June 2023.

* July 31

Municipal Improvement Update

On April 13th the Board of Selectmen unanimously authorized the OGSBC to start the Municipal Improvement process. The MI pre-application has been filed and the OGSBC will go before P&Z in early August. SP&A is working on additional front entry renderings as options to present.

Communications and Community Update

The first neighborhood engagement session with abutting neighbors was held on April 26th. The next will be scheduled after the MI pre-application meeting with P&Z, likely in mid-September.

A second parent engagement session was held on June 13.

OGSBC Mission Statement:

"The Old Greenwich School Building Committee is committed to preserving the character of Old Greenwich School and ensuring the timely, cost-effective completion of necessary renovations. While not new construction or a complete renovation, the project will address the critical issues of security, health and safety, accessibility, and programming to meet baseline requirements for current and future generations. With a campus in a prominent location, we aim to ensure Old Greenwich School plays a vital role for the broader community for decades to come."

Renovation Timeline

The following updated timeline, based on the BET's decisions, is for illustrative purposes only:

- Design (Schematic Design, Design Development, and Construction Documents): February 2023 - April 2024
- Local Land Use Approvals: March 2023 - December 2023
- Town Funding Approvals: February 2024 - April 2024
- State Funding Approvals: June 2024 - January 2025
- Construction Bidding/Awards: February 2025 - June 2025
- Construction: June 2025 - August 2027 (phased construction schedule)
- Board of Education Occupancy & Furniture, Fixtures and Equipment move-in: continuous, consistent with phasing

OGS Building Committee Members

Voting Members

- James Waters, Chair, james.waters.ogsbc@gmail.com
- Jackie Welsh, Vice Chair, jackieogsbc@gmail.com
- Barbara O'Neill, Secretary, barbaraOneillOGSBC@gmail.com
- Jason Brown, jbrown@jklr6.com
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- Michael-Joseph Mercanti Anthony (BOE), MJ_Mercanti-Anthony@greenwich.k12.ct.us
- Stephen Selbst (BET), Stephen.Selbst@greenwichct.org

Ex-Officio Members

- Jennifer Bencivengo (OGS Principal), Jennifer_Bencivengo@greenwich.k12.ct.us
- Peter Lowe (P&Z), peter.lowe@greenwichct.org
- Molly Saleeby (RTM), msaleebyogsbc@gmail.com
- Janet Stone McGuigan (BOS), janet.stonemcguigan@greenwichct.org
- John Vallerie (DPW), john.vallerie@greenwichct.org

Liaisons

- Alan Gunzburg (First Selectman's Advisory Committee for People with Disabilities), 24fado@optonline.net
- Peter Schweinfurth (Energy Management Advisory Committee), peter.schweinfurth@greenwichct.org

Respectfully Submitted,

Old Greenwich School Building Committee, s/James Waters, Chair, July 13, 2023