



**Old Greenwich School Building Committee
Greenwich Board of Education**

March 14, 2024

- Old Greenwich School Building Committee (OGSBC) nearing the end of Design Development (DD) phase of the preconstruction process for the OGS renovation
- Continued strong community support: parents, community, BOE, P&Z, RTM
- Now have OCR approval of design and project schedule (requires 2025 start)
- **March 12, 2024: OGSBC unanimously (8-0-0 vote) approved:**
 - 1) Modifications to the OGS Educational Specifications (Ed Specs)**
 - 2) Updated project estimate presented by Downes Construction Company**
- Need construction funding approval from BET and RTM to meet state's June 30 deadline for inclusion in the 2025 priority list...or project delayed another year
- Construction on track to start summer 2025
- Multi-year effort began in 2018 when BOE determined OGS as a high priority renovation project for the Town
- Remaining to complete: Funding Approvals, Final Site Plan Approval, Phasing Plan, Construction Documents, State Approvals, Building Permit Approval, Bidding & Award

- **Ensure alignment with design, latest project parameters to eliminate confusion with state, ensure reimbursement**
 - Delete old, overly-specific language for Program Components specified in feasibility study but not included in BOE-approved Schematic Design drawings
 - Update Program Components language based on DD drawings
 - Include language in Project Rationale to codify school safety recommendations and OCR approval
 - Ensure project budget updated to latest project estimate
 - Update project timeline
 - Replace feasibility study conceptual drawings with latest DD drawings
- **Fix minor typos / references**

Project Estimate - Summary

OGS Renovation - Summary of Project Estimate

Summer 2025 Start

	SD Estimate	DD Estimate		
	Recommended	Recommended	Cost Management	Full Scope
CONSTRUCTION COSTS				
Phasing Costs	\$1,673,110	\$1,613,435	\$1,613,435	\$1,613,435
Abatement & Demolition Costs	2,984,341	3,061,790	3,061,790	3,061,790
Sitework Costs	1,643,588	2,196,688	1,696,688	2,558,026
New Addition Costs	4,977,030	5,588,016	5,588,016	5,608,884
Renovation Costs	20,700,640	23,141,930	23,418,911	27,481,772
Contingencies	4,963,180	3,167,762	3,167,762	3,167,762
OWNER SOFT COSTS				
Owner Contingency	1,994,375	2,024,556	2,013,405	2,260,658
Soft Costs	2,945,609	3,831,268	3,306,268	3,831,268
Subtotal	\$41,881,873	\$44,625,445	\$43,866,275	\$49,583,595
Escalation	2,931,731	1,721,490	1,721,490	1,721,490
Total Project Cost w/ Escalation	\$44,813,604	\$46,346,935	\$45,587,765	\$51,305,085
Difference from Previous		1,533,331	774,161	6,491,481
Projected State Reimbursement	6,946,109	7,183,775	7,066,104	7,952,288
Project Net Cost to Town	\$37,867,495	\$39,163,160	\$38,521,661	\$43,352,797
Difference from Previous		1,295,665	654,166	5,485,301
<u>Town of Greenwich Funding</u>				
OGSBC A&E Funding	2,086,000	2,086,000	2,086,000	2,086,000
OGSBC Construction Funds Required	\$42,727,604	\$44,260,935	\$43,501,765	\$49,219,085

Project Estimate – Bridge from SD to DD

OGS Renovation - Bridge from SD to DD

Increase in Estimate: SD vs. DD

\$1,533,331

List of Cost Increases: SD to DD	Amount	Balancing Factors (Savings)	Amount
Playground & Surface (soft cost)	\$525,000	Reduction in D&E Contingency	\$1,966,797
Hygienist	150,000		
Lighting Fixtures Requiring Replacement	646,648	<u>Approved Cost Management List</u>	
Roofing at Area A - Shingles	361,251		
Generator	545,570		
Blast Resistant & Laminated Glazing	401,830	Reduce Blast Resistant Glazing	147,178
Storefront Increased Quantity	138,756	Reduce Glazing at Connectors by 30% (tinted)	65,952
Cloud Ceilings at Kindergarten Classrooms	458,455	Substitute for Cloud Ceilings	479,022
Boiler Rm Guard Rail, Struct. Steel & Metal Grating	118,634	Delete Protective Wall Coating (WP-1 Kerosal)	46,371
Heavy Duty Concrete	124,094	Reduce Paint & Patch at ETR Walls by 35%	164,302
Cornice, Soffits & (3) New Dormers	106,423	Delete Security Vestibule Ballistic Glazed Roof	47,090
Demo Hard Ceilings above all Drop Ceilings	188,952	Delete (1) BB Tac Wall per classroom at Addition	29,996
Disposal Premiums for Low Level Pollutants	127,371	Delete Wall Tile at Bathrooms Except for Wet Walls	84,756
Exposed Foundation to be Finished	31,520	Relocate Vestibule at Addition	61,868
Hazardous Abatement of Unknown at Attic (RFI 253)	63,039	Reduce WOM by 50%	21,911
Sand Play Area	6,304	Boiler Room Guard Rail at Catwalk to Remain	39,415
Misc. Increased Scope	9,195	Reduce Pre-K Scope (cubbies, flr patch, pwr as needed)	109,400
Skylight at Entry Vestibule	72,374	Addition reduced by 8" on N & S (16" total)	34,422
Seat Wall at Main Entry	102,376	Reduce Reception Desk Detail / Scope by 30%	13,085
Attic Plywood and Insulation	66,934	Custodian 1012A, Art Stor. 1013A & Stor. 1015A ETR	26,833
Added Bathroom Renovations (3 multi & 2 single)	222,049	Acoustical Wall Panels at Cafeteria - see alternates	60,572
Conc Ramp, Stairs & Rails at W Addition Entrance	142,521	Stamped Concrete ILO Concrete Pavers at Main Entry	128,415
Hazardous Abatement of Unknown at Attic (RFI 253)	63,039	Cast-in-place Curbing ILO of Precast Curbs	6,587
EV Charging Stations	102,124	Sensory Garden - see alternates	88,921
Storm Piping Incr +/- 900 lf, (5) CB's & (9) YD's	133,234	Reduce Plantings by 30%	43,420
Struct. Support at Elev Slabs (RFI 268 - Tunnels)	63,039	Attic Insulation - see alternates	43,705
Acoustical Wall Panels	37,391	Exterior Handrails & Guard Rails to be Painted Galv.	22,527
Acoustical Roof Deck	51,596	Window Treatments - see alternates	25,105
Sanitary 6" PVC, Repitch Existing & SMH-01	26,173	Rubber Flooring at Stairwells ETR moved to Alternates	67,834
IT WAP's & Security Devices	40,244		
Cast Stone Masonry Accent Band & Headers at Add	36,210		
Concrete Stair at Gym Entrance	14,077		
Window Seats at Addition	53,256		
Guard Rails & Handrails at Interior Corr.Ramps	118,336		
Added FRP & Wood Doors, Frames & Hrdwr	10,800		
Total List of Cost Increases	\$5,358,815	Total Balancing Factors (Savings)	\$3,825,485

Net Difference: DD vs. SD

\$1,533,331

Project Estimate – Scope Comparison



Differences in Scope - Recommended vs. Cost Management vs. Full Scope

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<u>Differences in Scope</u>				
Playground replacement	☒	☑	☒	☑
Hygienist	Partially Included	☑	☑	☑
Lighting fixtures requiring replacement	☒	☑	☑	☑
Roofing at Area A - Shingles	☒	☑	☑	☑
Bathroom (2 gang & 1 single) replacement	☒	☑	☒	☑
IT Wireless Access Points	☒	☑	Partially excluded	☑
Security Camera Recommendations + Wish List	☒	Top Recommendations	Reduced quantity	☑
Retrofitted 8' Pendant Lights at 2nd Fl to be Rem'd & Repl	☒	☒	☒	☑
Full Roof Replacement	☒	☒	☒	☑
Full Window Replacement	☒	☒	☒	☑
Full Millwork Replacement	☒	☒	☒	☑
Full Flooring Replacement at Classrooms	☒	☒	☒	☑
Flooring at Cafeteria & Corridor C100A	☒	☒	☒	☑
Renovate Bathrooms Boys 1008A & Girls 1011A	☒	☒	☒	☑

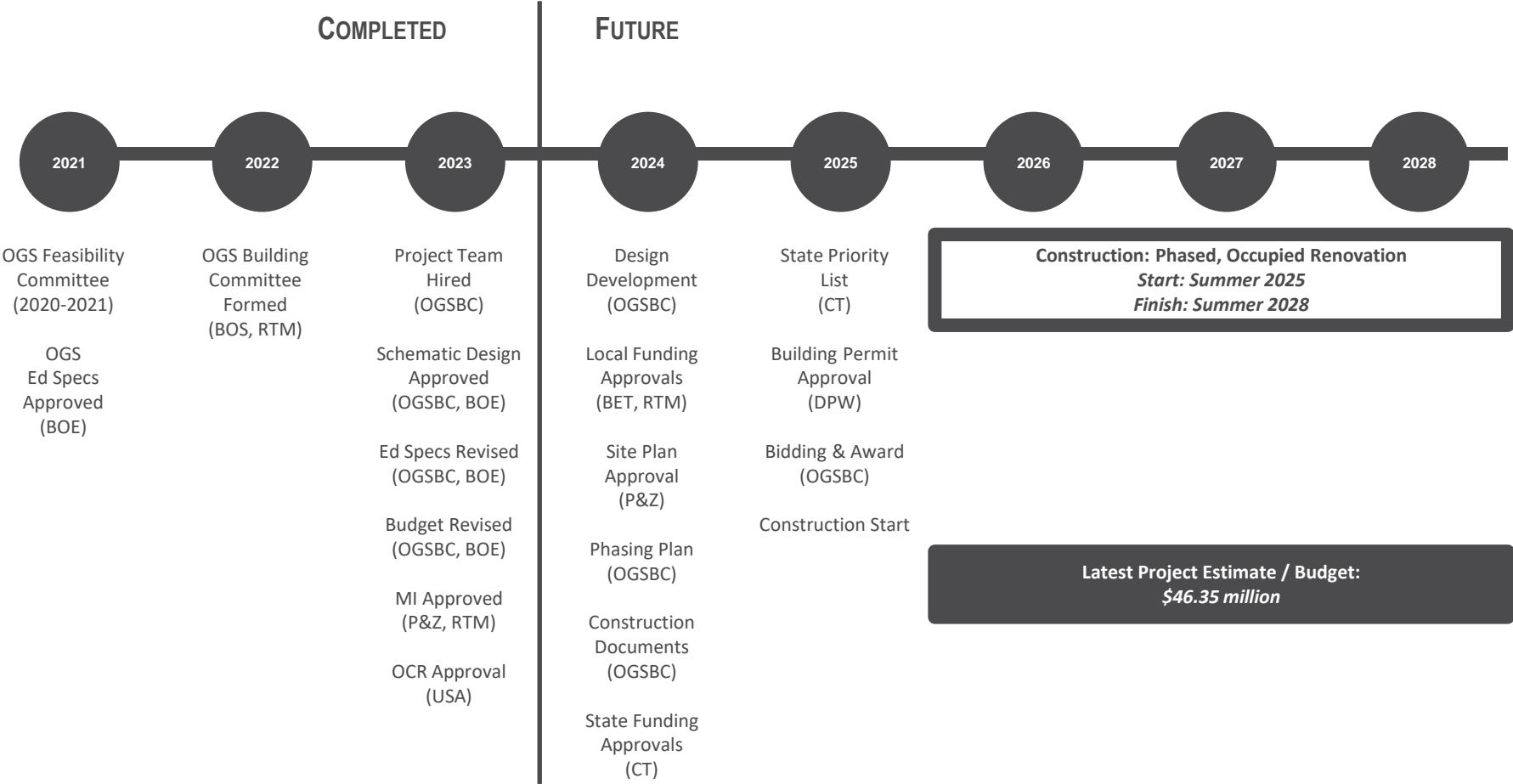
Project Estimate – Cost Mgmt Considerations

Recommended vs. Cost Management List			
Cost Management Option: Considerations			
	Description	Pro for Removal	Con to Removal
Playground replacement	<ul style="list-style-type: none"> * Ed Specs: relocate playground * Replacement Cost = Relocation Cost * Must be done early in project (phasing) * BOE funds (FY 2027-2028) for replacement 	1) Saves \$525k in project estimate 2) Could be funded separately by BOE	1) Forgoes expected \$80k reimbursement 2) Timing Risk, OGS needs playground
Bathroom (2 gang & 1 single) replacement	<ul style="list-style-type: none"> * ADA concern about interior doors * Working on adjacent rooms, good time to do 	1) Saves \$172k in project estimate 2) Could do more minimal refresh	1) Forgoes expected \$27k reimbursement 2) Doesn't address improving bathrooms
IT Wireless Access Points	<ul style="list-style-type: none"> * Ed Specs: New for New Areas only * Ceilings down, good time to replace * Some near end of expected lifespan 	1) Saves \$20k in project estimate 2) Could be funded separately by BOE	1) Forgoes expected \$3k reimbursement 2) Expect some will need to be replaced when ceiling work done
Security Camera Recommendations + Wish List	<ul style="list-style-type: none"> * Director of School safety has provided recs * Included some wish list items 	1) Saves \$31k in project estimate 2) Could be funded separately by BOE	1) Forgoes expected \$5k reimbursement 2) Less coverage than recommended

**OGSBC does NOT recommend this option,
provided to show ways to achieve some savings**

- **OGSBC voted 8-0-0 to support Recommended Estimate of \$46,346,935**
 - Focused on highest priority items
 - Project start in Summer 2025, \$3m added costs from escalation / inaction in 2023
 - Significant work to contain costs, pre-con \$700k under budget
 - 4 items explain variance: playground, hygienist, LED lights, roofing
- **BOE could reduce estimate to \$45,587,765 by pulling 4 items outside project**
 - OGSBC does not recommend: things that need to get done
 - Timing, state reimbursement & community impacts
 - BOE decision: impacts future capital needs / timing
- **Full scope list includes future maintenance items (roof, windows, millwork, flooring)**

Project Update – Timeline



- **Request BOE Action on:**
 - 1) Proposed Ed Specs modifications
 - 2) Approve additional construction funds in accordance with estimate

- **OGSBC standing by to:**
 - Discuss with BET prior to March 27, RTM at May budget meetings
 - Submit final site plan in April/May, phasing plan draft & forum before June
 - Submit to Office of Grants Administration in advance of June 30
 - Complete Construction Documents this summer

Without construction funds, project delayed another year

Incremental costs (escalation) + reopening OCR approval



PROPOSED PLAZA AND MAIN ENTRANCE



PROPOSED PLAZA AND MAIN ENTRANCE



INTERIOR FRONT LOBBY

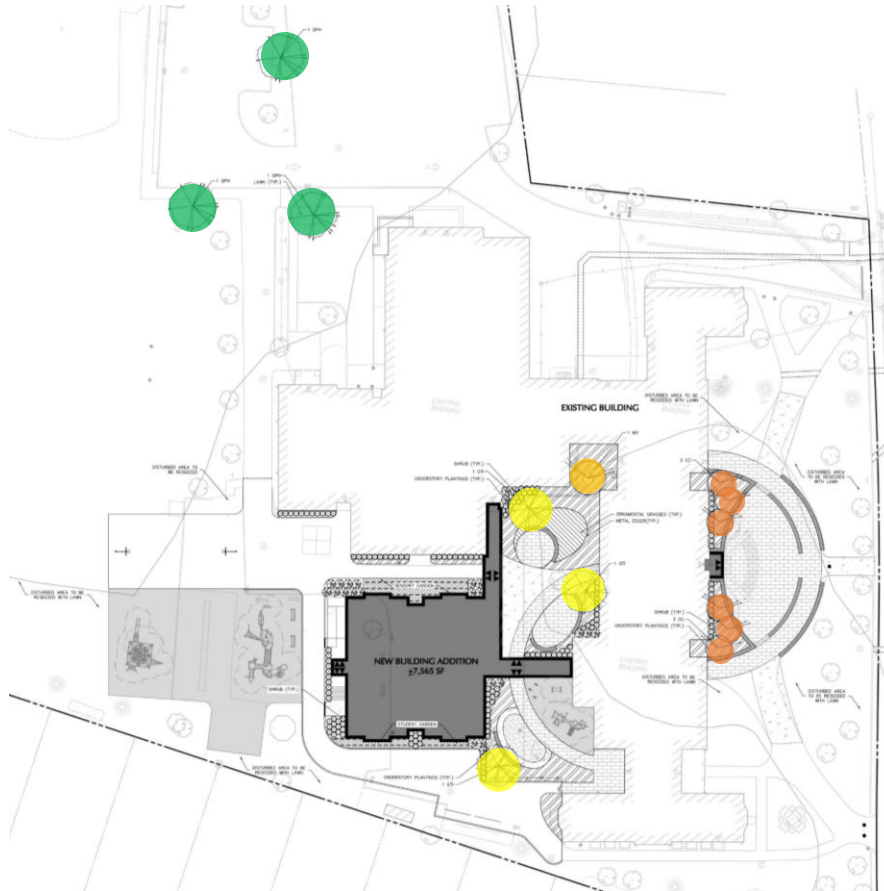


ADDITION SOUTHWEST CORNER



ADDITION FRONT (WEST)

TREE PLANTING



REMOVING 5 TREES PLANTING 13 TREES



- WILLOW OAK**
- (3) PROPOSED IN PARKING AREA
 - REDUCE HEAT ISLAND EFFECT



- HONEYLOCUST TREE**
- (3) PROPOSED IN CENTRAL COURTYARD AREA



- EASTERN REDBUD**
- (6) PROPOSED AT MAIN ENTRY
 - ORNAMENTAL TREE, SIMILAR IN HEIGHT TO EXISTING TREES AT ENTRY