

**Old Greenwich School Building Committee**  
**Seventh Quarterly Report**  
**April 13, 2024 - July 13, 2024**

The Old Greenwich School Building Committee (OGSBC) continues in-depth planning for the renovation of Old Greenwich School (OGS), a treasured community landmark dating to 1902 serving Pre K - 5th grade. The OGSBC held 9 public meetings during this quarter. Standing bi-weekly meetings are Tuesdays at 7:00 am in the Old Greenwich School Media Center and open to the public. Meeting agendas, minutes, reports, designs, and other documents can be accessed on our [website](#); all information is current as of the date of this report. The OGSBC welcomes the public to attend meetings.

The project focuses on bringing the building into compliance with the Americans with Disabilities Act (ADA) and addresses key areas of accessibility, health, safety, security, and sewage intrusion among other items as outlined in the [Educational Specifications](#) (Ed Specs) approved by the Board of Education (BOE) in October 2021, revised on June 21, 2023, and revised again on March 14, 2024.

All details reference the time period of April 13 - July 13, 2024.

**A. Activities**

1. Through this quarter, the OGSBC project team - including architect ([Silver Petrucelli + Associates](#)), owner's representative ([Morganti Group](#)), and construction manager at risk ([Downes Construction](#)) - commenced work on Construction Documents (CD). Detailed diligence and planning were conducted through the spring and into the summer on the sewer lines, building foundation, drainage, playground design, technology design, building appraisal, and hazardous material abatement design. This involved repeated site visits, meetings with town officials - to include the Fire Marshal, DPW staff, and GPS staff - and input from neighbors. The findings are being incorporated into the architectural plans and construction phasing plan, as well as the Final Site Plan that was submitted to P&Z.
2. On May 1, 2024, the OGSBC hosted a forum for OGS teachers to provide an update on design plans and construction phasing and answer questions. This was followed by a [forum for RTM members](#), who were given a project update and building tour.
3. On May 13, 2024, the Representative Town Meeting (RTM) approved [\\$43 million](#) in construction funding for the Old Greenwich Expansion / Renovation project in the FY 2024-2025 Budget. OGSBC members briefed the RTM Public Works, Finance, Budget Overview, and Education Committees on this funding.
4. On May 28, 2024, the OGSBC submitted its Final Coastal Site Plan to the Planning & Zoning Commission (P&Z). The OGSBC is incorporating feedback and hoping to appear before P&Z later this summer.
5. On June 10, 2024, the [RTM approved](#) three required resolutions for submitting an application to the State of Connecticut's Office of Grants Administration (OGA). OGSBC members briefed the RTM Finance and Education Committees on these resolutions.
6. On June 21, 2024, the OGSBC submitted its application to the OGA. This application was due on June 30, 2024 for the project to be eligible for an estimated \$7 million (15.5%) in reimbursement. The building committee is thankful for the support from the Greenwich Public Schools (GPS) Administration and the Town Clerk in getting all documents ready for submission. The State will review the application and provide feedback, with a goal of having the project appear on the State's 2025 Priority List, which is typically released in December. This would keep the project on track to start in Summer 2025.
7. Downes continued work on a detailed phasing plan for the phased, occupied renovation, with general guidelines and a particular focus on protecting the learning environment and ensuring student and staff safety during the project. The draft is expected to be complete in Fall 2024 and will be the subject of an upcoming forum with key stakeholders and parents. As a phased, occupied renovation, the plan is required to undergo an exhaustive review and approval process with the state, and stringent safeguards will be

employed to ensure safety. As previously stated, the OGSBC project team collectively has extensive experience throughout Connecticut and elsewhere with this type of school renovation.

## **B. Budget & Project Estimate**

At this point there is no change to the expected total project costs. The town has approved \$45.086 million in funding for the project vs. the OGSBC's total Design Development (DD) estimate of \$46.35 million for an expected start of construction in Summer 2025. The OGSBC previously communicated to the BET Chair and the RTM that the contingency funds in the project are inadequate and that an interim appropriation will likely be needed prior to the start of construction. A final project estimate will be produced at the end of the CD phase (Fall 2024), at which point the OGSBC will be prepared to discuss the need for an interim appropriation to ensure the project can start in Summer 2025 and has an appropriate owner's contingency. Based on the DD estimate, the OGSBC anticipates an additional \$1.26 million will be required to fully fund the owner's contingency on hard costs and adequately protect the town during construction.

All estimates are an "opinion of cost" from construction professionals based on the Ed Specs, design, and recent market data. Actual costs may be higher or lower when the project is taken out to bid prior to the start of construction. As of this writing, estimated state reimbursement remains at 15.5%.

## **C. Financial**

As of July 13, 2024 the OGSBC has spent \$990,034 of its A&E funding and encumbered an additional \$445,631, leaving \$650,335 remaining from its FY 2022-2023 and FY 2023-2024 budget allocations. To date, despite the extensive planning and diligence conducted, the OGSBC has saved significant costs vs. its projection in February 2023, with the current expectation that the preconstruction process will come in approximately \$546,000 under budget. The OGSBC has enough funding to complete the pre-construction process by Spring 2025.

## **D. Project Plan & Timeline**

The OGSBC is in the Construction Documents phase, which is expected to be completed in Fall 2024. After that, the project will be fully designed with all associated phasing plans finalized. The OGSBC will then work to complete the pre-construction process to include the state's review process for inclusion on the 2025 Priority List, applying for local building permits, preparing bid packages and soliciting bids, considering the submission of a guaranteed maximum price by Downes Construction, procuring long lead items, and ultimately issuing notices to proceed.

When construction starts, the project is estimated to take 30-36 months to complete. As per the BOE Ed Specs, it will be a phased, occupied renovation where the pacing of work will account for keeping students and staff safe and minimizing disruption to learning. Portions of heavier construction will be conducted over the summer months and during school breaks. Phased, occupied renovations of school buildings are standard across the state and nation.

The OGSBC currently anticipates the following timeline:

- Project Design\*: February 2023 - October 2024
- Local Funding Approvals: March - May 2024
- Final Site Plan Approvals: Summer 2024
- State Funding Approvals: July - December 2024
- Construction Bidding / Awards: February - June 2025
- Construction: June 2025 - August 2028
- Occupancy: Continuous, consistent with phasing

*\*Note: design includes Schematic Design, Design Development, and Construction Documents*

## **E. Next Steps**

1. Appear before P&Z for consideration of the OGSBC's Final Coastal Site Plan. Expected completion Summer 2024.

2. Complete work on Construction Documents, which will include an updated project estimate from Downes Construction. Expected completion Fall 2024.
3. Work with BOE, BET, and RTM to ensure that prudent construction contingency funds are provided prior to starting construction. If necessary, this would likely come in the form of an interim appropriation during FY 2024-2025 and has already been discussed with the BOE, BET, and RTM.
4. Complete the draft phasing plan and host public meetings with OGS parents and staff. Expected completion Fall 2024.
5. Work with the State's Office of Grants Administration and local state representatives over the next six months to ensure inclusion of the project on the 2025 Priority List. Expected completion December 2024.
6. Continue outreach to stakeholders to include parents, neighbors, school staff, the townwide community, and local media.

Respectfully submitted,

Old Greenwich School Building Committee  
s/James Waters, Chairman

OGSBC Approved July 2, 2024

### **OGS Building Committee Members**

#### Voting Members

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- 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
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#### 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