

Old Greenwich School Building Committee
Eighth Quarterly Report
October 13, 2024 - January 13, 2025

The Old Greenwich School Building Committee (OGSBC) is in the third year of 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, 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 October 13, 2024 - January 13, 2025.

A. Activities

Throughout this quarter, the OGSBC project team - including architect ([Silver Petrucelli + Associates](#)), owner's representative ([Morganti Group](#)), and construction manager at risk ([Downes Construction](#)) - worked to complete the Construction Documents (CD) and associated project estimate. Detailed planning was conducted through the fall to ensure that all final decisions are incorporated in the plans and specifications for the project. The project team also worked with local and state bodies as part of the state grant and local building permitting process.

1. On October 16, 2024, the OGSBC held 3 forums for parents, teachers, and members of the community. The forums were well-attended and the building committee provided an update on the project and briefed attendees on the construction phasing plan and safety measures that will be taken to keep students, staff, and the community safe. Members of the community had the opportunity to ask questions, which the building committee, Downes Construction, and Langan (project engineer) answered at the meeting.
2. On October 22, 2024, after careful consideration of proposals received, the OGSBC voted unanimously to close the Move Manager RFP without making a selection. The building committee decided the proposals submitted were not in line with work completed to date and expectations for a move manager. The building committee plans to fill this administrative role in a different way.
3. On November 5, 2024, the OGSBC went out to bid for early release electrical equipment (long lead) items for the project, to include a generator, switchgear, and associated electrical panels. These items are expected to require lead times of 14+ months and need to be installed in Summer 2026 to be able to open the new addition in Fall 2026. These items will provide power to the new elevator at OGS in the event of a power outage. Bids were received by the OGSBC on December 6, 2024. On December 17, after Downes Construction reported on its scope review and presented a recommended low bid of \$489,735 by WC McBride Electrical Contractors, LLC. The OGSBC approved a Letter of Authorization in this amount, enabling the long lead items to be ordered. With the approval of the GPS Administration, the OGSBC will pay for this amount using BOE Project #24334. The OGSBC expects to consider a formal Guaranteed Maximum Price (GMP) amendment in January 2025.
4. On November 12, 2024, Downes Construction presented a revised cost estimate based on the 95% Construction Documents; the estimate was reconciled with a third party estimator, PM&C. At this meeting the OGSBC unanimously approved the project estimate of \$47,050,805. The OGSBC endorsed using approximately \$923,214 of OGS-specific capital funds as coordinated with the GPS Administration that had been appropriated in previous years for ADA compliance and sewer maintenance, as well as a grant of \$125,000 from the US Department of Energy. Taken together, this would require an interim appropriation of \$1,964,805 given the \$45,086,000 approved for the project to date. These funds would be used to bolster the owner contingency for the project, bringing it to a total of 7.0% of total construction costs. This interim appropriation is consistent with the OGSBC's communications with the BOE, BET, and RTM over the past

eight months, in which it was stressed that sufficient funds had not been provided to ensure an appropriate owner contingency for the town.

5. On November 21, 2024, the OGSBC briefed the BOE on the request for an interim appropriation of \$1,964,805. The BOE voted 7-0-1 to approve the interim as requested.
6. On December 10, 2024, the Silver Petrucelli + Associates presented the 100% Construction Documents for the project, demonstrating that all revisions had been incorporated in the drawings. The OGSBC unanimously approved the Construction Documents, including the plans and specifications.
7. On December 10, 2024, the OGSBC briefed the BET Budget Committee on the request for an interim appropriation of \$1,965,000. The BET Budget Committee voted 3-0-1 to approve the interim as requested, indicating that a condition would likely be placed on the funds. On December 12, 2024, the OGSBC briefed the full BET on the request for an interim appropriation of \$1,965,000. The BET approved an amendment to the appropriation, specifying that the funds would be “subject to release in whole or in part in an amount to result in an owner contingency equal to 7% of the Guaranteed Maximum Price (GMP)”. The BET then voted 7-5-0 to approve the interim as amended.
8. On December 12, 2024, the OGSBC presented the 100% Construction Documents to the BOE for review and approval. The BOE voted 7-0-1 to approve the plans and specifications as presented.
9. On December 13, 2024, the State of CT released the 2025 Priority List projects, which included the OGS Expansion / Renovation project.
10. On December 19, 2024, the OGSBC met with the CT Department of Administrative Services (DAS) Office of Grants Administration (OGA) to begin the Pre-Bid Conformance Review (PCR) of the project. Follow-on meetings were held on January 9 and 10, 2025. The OGSBC is hoping to complete the PCR process by the end of January 2025.
11. In January 2025, the OGSBC briefed the following RTM standing committees on the request for an interim appropriation of \$1,965,000: Budget Overview Committee (Vote 12-0-0), Finance Committee (Vote 12-0-0), Public Works Committee (Vote 10-0-0), and Education Committee (Vote 12-0-0). The full vote of the RTM is scheduled for January 21, 2025.

B. Budget & Project Estimate

Per the Construction Documents estimate received in November 2024, total project costs are expected to be \$47,050,805. The town has approved \$45,086,000 in funding for the project and currently pending is an interim appropriation of \$1,965,000 to bolster the owner contingency and enable the project to start in 2025. The OGSBC previously communicated to the BOE, BET Chair, and the RTM that the contingency funds in the project are inadequate and that an interim appropriation would be needed prior to the start of construction. If the interim appropriation is not approved, the OGSBC expects that the state may withhold approval of the project, which could delay the project for one year at an estimated incremental cost of \$1,923,961, bringing total project costs to \$48,974,766.

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 is 17.6% of total project costs.

C. Financial

As of January 13, 2025 the OGSBC has spent \$1,470,047 of its A&E funding and encumbered an additional \$155,014 leaving \$460,939 remaining from its FY 2022-2023 and FY 2023-2024 budget allocations. The OGSBC has also worked with the GPS Admin to pay \$13,490 for invoices related to OGS sewer maintenance through BOE Project Code 24341; approximately \$479,539 is remaining in that account from the FY 2023-2024 Budget. Finally, the OGSBC is considering a GMP for early electrical / ADA items in the amount of \$557,881 that would be paid

through BOE Project Code 24334; approximately \$1,003,000 is remaining in that account from the FY 2023-2024 Budget.

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 \$450,000 under budget. The OGSBC has enough funding to complete the pre-construction process by Spring 2025. In addition, the OGSBC has \$43,000,000 in construction funds remaining from its FY 2024-2025 budget allocation.

D. Project Plan & Timeline

With the completion of Construction Documents in December 2024, the project is fully designed with all associated phasing plans finalized. Long lead items have been taken out to bid. The State has included the project in the 2025 Priority List, with the PCR process pending resolution of an interim appropriation to bolster the project owner contingency. When complete, the OGSBC will take the project out to bid, consider the guaranteed maximum price by Downes Construction, apply for building permits, and ultimately issue notices to proceed.

When construction starts, the project is expected to take ~32 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:

Item	Timeline	Status
Project Design*	February 2023 - December 2024	Complete
Local Funding Approvals	March - May 2024, November 2024 - January 2025	Interim in Process
Final Site Plan Approvals	July - August 2024	Complete
State Funding Approvals	July 2024 - January 2025	In Process
Construction Bidding / Awards	February - April 2025	Not Started
Construction	June 2025 - December 2027	Not Started
Occupancy	Continuous, consistent with phasing	

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

E. Next Steps

1. RTM to consider \$1,965,000 interim appropriation to bolster project owner contingency in January 2025.
2. CT Department of Energy & Environmental Protection (DEEP) approval of Flood Management Certification (FMC) application. Application submitted in July 2024, required as part of the state grant application submitted to the OGA.
3. Complete PCR meetings with the OGA in January 2025.
4. Complete bid documents for all items and take main project out to bid in February 2025, with bids expected to be received by end of February 2025.

5. Construction manager to conduct scope reviews of bids received, develop the GMP for the project by the end of March 2025.
6. Consider GMP submitted for the project in April 2025.
7. Seek BET release of conditions on owner contingency funds in April 2025.
8. Start construction activities as soon as May 2025.
9. Continue outreach to stakeholders to include parents, neighbors, school staff, the townwide community, and local media, to include development of a dashboard and communications plan to keep stakeholders apprised of construction developments.
10. Execute on a safe construction project, remain on time and on budget.

Respectfully submitted,

Old Greenwich School Building Committee
s/James Waters, Chairman

OGSBC Approved January 7, 2024

OGS Building Committee Members

Voting Members

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Liaisons

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