

**Old Greenwich School Building Committee
Tenth Quarterly Report
January 13, 2025 - April 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 7 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 January 13, 2025 - April 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 State of Connecticut's project grants application process, take the project out to bid, and begin the process of obtaining local building permits.

1. On January 21, 2025, the Representative Town Meeting approved the \$1,965,000 interim appropriation for the project by a vote of 197-3-1. This interim bolsters the project owner's contingency.
2. On January 27, 2025, the OGSBC Chairman attended the Old Greenwich Association's Annual Meeting to provide an update on the project. Community updates will be continued through the construction period.
3. On February 4, 2025, the OGSBC approved a Notice to Proceed for the construction manager to procure the long-lead early electrical equipment for the project. 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.
4. On February 18, 2025, the OGSBC approved an RFP for Material Testing. Bids for this RFP were opened on March 14 and on April 1 the OGSBC selected Special Testing Laboratories of Bethel, CT.
5. On February 28, 2025, the CT Department of Energy & Environmental Protection (DEEP) signed off on the Stormwater Permit for the project.
6. On March 11, 2025, the CT Department of Administrative Services (DAS) Office of Grants Administration (OGA) signed off on the Pre-Bid Conformance Review (PCR) for the project, providing the approval to bid letter. This is a major milestone that ensures the project is eligible for state reimbursement.
7. On March 24, 2025, the OGSBC Chairman invited local elected officials and stakeholders to attend the Groundbreaking Ceremony for the project, which is scheduled for April 23, 2025.
8. The project construction manager took the main project scope out to bid on March 31, 2025. Bids are expected to be received by the end of April 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 \$47,051,000 in funding for the project. As of this writing, the project has been taken out to bid and the building committee expects to receive bids by the end of April. After that, the construction manager will put together the Guaranteed Maximum Price (GMP) for the project, subject to approval from the

building committee. Once that happens, the OGSBC will work with the BET on a release of conditions for the \$1,965,000 appropriation approved by the RTM in January 2025.

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. Estimated state reimbursement is in the range of 16-19% (\$7.8 - \$9.1 million) of total project costs. The exact reimbursement will depend in large part on allowances, escalation, and contingencies in the project budget; until those items are spent, they are ineligible for state reimbursement. The review on these items takes place during the state’s change order process, where each item is reviewed for eligibility.

C. Financial

As of April 13, 2025, the OGSBC has completed the preconstruction process approximately \$450,000 under budget. The OGSBC has spent \$1,497,750 of its A&E funding, encumbering an additional \$125,543 from its FY 2022-2023 and FY 2023-2024 budget allocations. The OGSBC has encumbered \$496,627 in construction funds related to the new playground. The OGSBC has worked with the GPS Administration to pay \$13,903 for OGS sewer maintenance through BOE Project Code 24341; \$398,403 is remaining in that account from the FY 2023-2024 Budget. Finally, the OGSBC has approved an award for early electrical / ADA items in the amount of \$564,422 through BOE Project Code 24334; \$438,595 is remaining in that account from the FY 2023-2024 Budget.

Heading into construction and prior to receipt of the GMP, the OGSBC has just over \$43 million in funds remaining, plus an additional \$1,965,000 subject to release by the BET.

D. Project Plan & Timeline

With the completion of the State’s PCR process, the project was taken out to bid on March 31, 2025. With bids expected by the end of April 2025, the OGSBC expects to consider the GMP from Downes Construction in May 2025. In addition, work is ongoing to obtain local building permits. Assuming satisfactory completion of the above, the OGSBC expects to issue notices to proceed in late-May or early-June.

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	Complete
Final Site Plan Approvals	July - August 2024	Complete
State Funding Approvals	July 2024 - March 2025	Complete
Construction Bidding / Awards	March - May 2025	In process
Construction	May/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. Groundbreaking ceremony on April 23, 2025 (rain date April 24).
2. Receive bids on the main project in April 2025. Construction manager to conduct scope reviews of bids received, develop the GMP for the project by early May 2025.
3. Update OGSBC website and roll out communications to stakeholders in April 2025.
4. Consider GMP submitted for the project in May 2025.
5. Seek BET release of conditions on owner contingency funds in May 2025.
6. Start construction activities as soon as May / June 2025.
7. 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.
8. Execute a safe construction project, remain on time and on budget.

Respectfully submitted,

Old Greenwich School Building Committee
s/James Waters, Chairman

OGSBC Approved April 8, 2025

OGS Building Committee Members

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Liaisons

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