

Old Greenwich School Building Committee
Tenth Quarterly Report
April 13, 2025 - July 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 6 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 April 13, 2025 - July 13, 2025, with some additional items added for events in mid-July 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 take the project out to bid and obtain local building permits.

1. On April 23, 2025, the OGSBC held a Groundbreaking Ceremony for the project, which was well-attended by the community.
2. On April 28, 2025, the first round of bids for the project was received, followed by a second round on May 8, 2025. On June 6, 2025, the third and final round of bids for the project was received. After each round of bids, detailed scope reviews were conducted by the project team with the lowest qualified bidder. Multiple rounds of bidding were required due to a combination of low bid participation on several packages and some trades where the bid opening was extended due to questions asked by bidders. Bids received appeared to have been impacted by both when the project was taken out to bid/an anticipated summer 2025 construction start, as well as significant uncertainty from the ongoing national discussion around the imposition of tariffs on trading partners, which impacts multiple construction trades.
3. On May 8, 2025, the OGSBC put out a RFP for DEEP Inspection Services. Three bids were received on May 29. On July 15, 2025, the OGSBC voted to award this scope of work to Solli Engineering.
4. On June 17, 2025, Downes reported that signoffs had been received from various entities in town government on the building permit process, with the Building Department now in possession of the plans and specs to begin its formal review. On July 14, 2025, the Building Department submitted a list of 20 items that needed to be addressed prior to receipt of the formal building permit. As of this writing, these items are in the process of being resolved.
5. On July 10, 2025, the Superintendent received the grant commitment letter for the Old Greenwich School renovation project from the CT Department of Administrative Services, specifying an estimated grant of \$9,624,962 for the project.
6. In July 2025, after detailed review from Downes, the project team and the OGSBC, it was determined that because of the extended bid period, significant revisions to the detailed construction phasing schedule would be required to facilitate a Fall 2025 start. It would also likely require bringing the project back out to bid for several bid packages given the resulting addition of 3-6 months to the anticipated 32-month construction schedule. The construction phasing schedule had been optimized for a spring/summer start to ensure that significant construction activities could be completed when school was not in session.

7. On July 15, 2025, Downes recommended pulling back on the current bid process, incorporating some revisions to the bid packages, and bringing the project back out to bid in late 2025 for an April 2026 start to construction. This would mean a seven month delay to the start of construction vs. the best possible start as of this writing in September 2025. After careful deliberation on various options, and despite its commitment to start construction as soon as possible, the OGSBC endorsed this recommendation given its absolute commitment to ensure the safety of all students and staff in the building during the construction period. A Guaranteed Maximum Price for the project has not been delivered at this point.

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 well as \$2,604,631 for various OGS capital improvement projects that are being coordinated between the BOE and the OGSBC. As of this writing, the project is expected to go back out to bid in late 2025. When bids are received, 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 ~20% (\$9.6 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 July 13, 2025, the OGSBC expects to complete the preconstruction process approximately \$450,000 under budget. The OGSBC has spent \$1,550,655 of its A&E funding, encumbering an additional \$70,148 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; \$415,077 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 approximately \$42,888,014 in funds remaining, plus \$1,965,000 subject to release by the BET, \$1,758,348 to be coordinated with the BOE, and \$125,000 in a US Department of Energy voucher.

D. Project Plan & Timeline

With an expectation of taking the project back out to bid in late 2025, the OGSBC expects to consider a GMP from the construction manager in early 2026. In advance of that, the OGSBC expects to see some revisions to the bid documents to incorporate lessons learned from the summer 2025 bid process and to complete the work to obtain local building permits. Assuming satisfactory completion of the above, the OGSBC expects to issue notices to proceed in late-March 2026.

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	November 2025 - January 2026	Not Started
Construction	March/April 2026 - December 2028	Not Started
Occupancy	Continuous, consistent with phasing	

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

E. Next Steps

1. Incorporate updates to the construction drawings and bid documents to bring the project back out to bid by November 2025. Receive bids on the main project in January 2026. Construction manager to conduct scope reviews of bids received, develop the GMP for the project by early January 2026.
2. Consider GMP submitted for the project in January 2026.
3. Seek BET release of conditions on owner contingency funds in January-March 2026.
4. Start construction activities as soon as March / April 2026.
5. 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.
6. Execute a safe construction project, remain on time and on budget.

Respectfully submitted,

Old Greenwich School Building Committee
s/James Waters, Chairman

OGSBC Approved July 29, 2025

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