

**Old Greenwich School Building Committee**  
**Eighth Quarterly Report**  
**July 13, 2024 - October 13, 2024**

The Old Greenwich School Building Committee (OGSBC) recently completed its second 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 July 13 - October 13, 2024.

**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](#)) - continued work on Construction Documents (CD). Detailed planning and diligence was conducted through the summer on the sewer lines, building foundation, drainage, playground design, technology design, 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 submitted to the Planning & Zoning Commission (P&Z).

1. In July 2024, project engineer Langan Engineering submitted a Flood Management Certification (FMC) to the CT Department of Energy & Environmental Protection (DEEP). The application is required since the Old Greenwich School is located in a FEMA flood plain. CT DEEP's review is ongoing and is required as part of the state grant application submitted to Office of Grants Administration (OGA). The OGSBC expects to complete the CT DEEP and OGA's Pre-Bid Conformance Review (PCR) processes before the end of the year.
2. On July 23, 2024, the P&Z considered the Final Coastal Site Plan for the OGS renovation. After a review of the site plan detail and discussion of follow-on staff work, P&Z closed the OGSBC application. On August 6, 2024, P&Z [unanimously approved the Final Coastal Site Plan](#) for the OGS renovation.
3. On August 13, 2024, the OGSBC posted a RFP for Move Manager Services. A walk through was conducted on August 20 and bids received on September 9. Proposals are being reviewed by the OGSBC.
4. On August 29, 2024, project architect Silver Petrucelli + Associates submitted the 95% complete Construction Documents. The OGSBC and its project team constructed an extensive list of RFIs and project construction manager Downes Construction is preparing an updated estimate of project costs along with independent third-party estimator PM&C. As of this writing, the estimate is not yet complete. When completed, the estimate will be reviewed by the OGSBC as well as the BOE, BET, and RTM. As previously briefed to the BOE, BET, and RTM, the OGSBC expects that additional funds will be required to ensure the project has an appropriate owner contingency.
5. In September 2024, the construction phasing plan was completed by Downes Construction. This plan was reviewed with members of the Town Building Department and Fire Marshal on September 19, 2024. Input is being incorporated in advance of applying for building permits. The plan will be discussed with parents, teachers, and community members at forums scheduled for October 16, 2024. As a phased, occupied renovation, the plan will 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 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 BOE, 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 appropriate contingency funds.

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 October 13, 2024 the OGSBC has spent \$1,358,107 of its A&E funding and encumbered an additional \$204,474, leaving \$523,419 remaining from its FY 2022-2023 and FY 2023-2024 budget allocations. In addition, the OGSBC has worked with the GPS Admin to pay \$13,490 for invoices related to OGS sewer maintenance through Project Code 24341; approximately \$479,539 is remaining in that account.

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

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 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 - October 2024	95% Complete
Local Funding Approvals	March - May 2024, Fall 2024	Near complete, interim expected
Final Site Plan Approvals	July - August 2024	Complete
State Funding Approvals	July - December 2024	In Process
Construction Bidding / Awards	January - June 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. Host public meetings with OGS parents, staff, and Old Greenwich community members on October 16, 2024 to discuss the construction phasing plan and safety measures.
2. Complete work on the 95% Construction Documents estimate in October 2024. 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 previously been discussed with the BOE, BET, and RTM.
3. Incorporate all final design decisions to complete the 100% Construction Documents in Fall 2024.
4. Work with the State's Office of Grants Administration and local state representatives to ensure inclusion of the project on the 2025 Priority List. Expected Pre-Bid Conformance Review (PCR) meetings starting in November 2024 and completion in December 2024.
5. Project construction manager and architect to complete bid documents for long lead materials, to include generator and switchgear. These items may 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. OGSBC expects to take these out to bid before the end of the year.
6. Project construction manager and architect to complete bid documents for all items, with an aim to go out to bid in January 2025.
7. 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 October 22, 2024

## **OGS Building Committee Members**

### Voting Members

- James Waters, Chair, james.waters.ogsbc@gmail.com
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### Ex-Officio Members

- Jennifer Bencivengo (OGS Principal), Jennifer\_Bencivengo@greenwich.k12.ct.us
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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.gov