

**Old Greenwich School Building Committee  
Twelfth Quarterly Report  
July 13, 2025 - October 13, 2025**

The Old Greenwich School Building Committee (OGSBC) has completed 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 8 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, 2025 - October 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 take the project out to bid and obtain local building permits.

1. In July, August, and September 2025, the OGSBC and its project team worked to refine the bid documents and phasing plan, scrutinize potential cost management items, coordinate with the State Office of Grants Administration (OGA), and incorporate lessons learned in preparation for taking the project out to bid in October 2025.
2. On September 2, 2025, the OGSBC Chairman briefed the Old Greenwich School PTA on the project, providing an update on the building committee's activities over the summer. Attendees seemed to understand the need to pull back from the summer bid process with an eye on taking the project out to bid in October 2025 and start construction in April 2026.
3. On September 25, 2025, the OGSBC Chairman briefed the Greenwich Board of Education on the project, providing an update on the summer bid process and the building committee's ongoing activities to bring the project out to bid in October 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 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 October 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% (\$9,624,962) 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 September 30, 2025, the OGSBC expects to complete the preconstruction process approximately \$400,000 under budget. The OGSBC has spent \$1,611,702 of its A&E funding, encumbering an additional \$33,935 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; \$414,864 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 \$565,494 through BOE Project Code 24334; \$403,221 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 \$42,868,014 in funds remaining, plus \$1,965,000 subject to release by the BET, \$1,797,742 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. 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	October 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. Bring the project back out to bid in October 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 October 21, 2025

### **OGS Building Committee Members**

#### Voting Members

- James Waters, Chair, james.waters.ogsbc@gmail.com
- Jackie Welsh, Vice Chair, jackieogsbc@gmail.com
- Barbara O’Neill, Secretary, barbaraOneillOGSBC@gmail.com
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#### Ex-Officio Members

- Jennifer Bencivengo (OGS Principal), Jennifer\_Bencivengo@greenwich.k12.ct.us
- Peter Lowe (P&Z), Peter.Lowe@greenwichct.gov
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- Peter Robinson (DPW), Peter.Robinson@greenwichct.gov

#### 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