

**Old Greenwich School Building Committee**  
**Thirteenth Quarterly Report**  
**October 13, 2025 - January 13, 2026**

The Old Greenwich School Building Committee (OGSBC) has started the fourth 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 October 13, 2025 - January 20, 2026.

**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 October 21, 2025, the project was taken out to bid as planned. A pre-bid walkthrough was held on October 30, 2025.
2. On December 5, 2025, the public bid opening occurred and multiple bids were received for each bid package. The construction manager reported that a total of 61 subcontractor bids were received. Scope reviews were held with the low bidders from December 10 - 17, 2025.
3. On December 19, 2025, at the request of the Fire Marshal, an updated flow test was conducted by Aquarion (previous test was completed in October 2023), who issued an updated Will Serve letter indicating a modest improvement to water pressure available to OGS to support the new fire suppressant systems designed for the building. The Fire Marshal subsequently requested a fire pump be installed in the building. Even though Construction Documents had been complete since December 2024, with active engagement with the Building Department and the Fire Marshal since 2023, the design and construction team began incorporating this new request. As of this writing, the Building Department reported the Building Permit is all but complete, with a conditional letter of approval ready, contingent on Fire Marshal sign off.
4. On December 23, 2025, the construction manager reported on an initial draft of the Guaranteed Maximum Price (GMP) for the project. The OGSBC deliberated all aspects of the proposed GMP, including subcontractor bids, the GMP price, possible alternates, and proposed allowances. The OGSBC also discussed the updated soft cost listing.
5. On December 30, 2025, the construction manager reported a modestly revised GMP that incorporated updates and input from the OGSBC and the request from the Fire Marshal (see Item 3 above). The total value of the GMP, inclusive of alternates and allowances, was reported as \$45,127,908. The OGSBC voted unanimously to accept Alternates 3 (sheet flooring), 7 (roof area A), and 8 (controls existing unit ventilators) and to reject Alternates 1 (raised garden planter), 2 (exterior cornice/fascia), 4 (pre-K cabinetry), 5 (stage shelving units), 6 (lintels), and 9 (seat wall). The owner's representative reported updated soft costs of \$5,002,494. The OGSBC Chair reported that an owner's contingency of 7% of the GMP would be \$3,198,538. The total project cost, inclusive of all items above, was reported to be \$53,894,435. With \$47,051,000 in approved funding, the OGSBC voted unanimously to request an additional appropriation of \$6,277,940 to be able to sign the GMP. The OGSBC Chair reminded the OGSBC that this represented \$4,571,340 of new funds given the \$1,706,600 of BOE / OGS capital that had been encumbered to the OGSBC and remained available.

6. On January 5, 2026, the BOE convened a special meeting and voted unanimously to request an additional appropriation of \$6,277,940 for the project (\$4,571,340 in new funding after \$1,706,600 in open capital for OGS is closed out).
7. On January 13, 2026, the OGSBC recommended modifying the owner contingency for the project to 10%. Later that day, the Board of Estimate & Taxation (BET) Budget Committee met to consider the additional appropriation and a release of conditions on the \$1,965,000 appropriation approved by the RTM in January 2025. The BET Budget Committee approved both items and asked that the OGSBC go back to the BOE to discuss three topics in advance of the BET's scheduled meeting on January 20: the appropriate owner contingency for the project, the roof alternate, and the cornice alternate.
8. On January 15, 2026, the BOE reconsidered the owner contingency, the roof alternate, and the cornice alternate, voting to boost the owner contingency to 10% of the GMP, to incorporate the roof alternate, and to reject the cornice alternate. The revised interim appropriation requested is \$8,177,174 (\$6,470,574 in new funding).
9. On January 20, 2026, the full BET considered the additional appropriation of \$8,177,174 and the release of conditions on the \$1,965,000 appropriation approved by the RTM in January 2025. The BET voted 12-0-0 to approve an additional appropriation of \$8,177,174 and 12-0-0 to release conditions on the \$1,965,000 appropriation approved by the RTM in January 2025.

## **B. Budget & Project Estimate**

Per the GMP received in December 2025, total project costs are expected to be \$55,793,669. Project costs have increased due to net scope changes, escalation and market conditions that reflect the clear effect of tariffs on certain trades since the 95% construction documents estimate in November 2024. The town has approved \$47,051,000 in funding as well as \$2,604,631 (\$1,706,600 available as of December 2025) for various OGS capital improvement projects that are being coordinated between the BOE and the OGSBC. The OGSBC is seeking an additional appropriation of \$8,177,174 to be able to start construction. When approved the BOE will close out the \$1,706,600 in OGS capital items so total new funding will be \$6,470,574.

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. The OGSBC is working with Greenwich's State Representatives to explore a possible qualification for meaningful additional state reimbursement in accordance with new legislation passed in 2025.

## **C. Financial**

As of January 2026, the OGSBC has completed the preconstruction process approximately \$245,000 under budget. The OGSBC has spent or encumbered \$1,840,558 of its A&E funding from 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, the OGSBC has approximately \$44,833,014 in funds remaining as well as a \$125,000 voucher from the US Department of Energy.

## **D. Project Plan & Timeline**

The GMP submitted by the construction manager is currently pending with the OGSBC, waiting on resolution of the additional funds required. Assuming satisfactory completion of the above, the OGSBC will work with the construction manager to sign the GMP contract and 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	April 2025 - June 2025 October 2025 - February 2026	In process
Construction	April 2026 - January 2029	Not Started
Occupancy	Continuous, consistent with phasing	

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

#### **E. Next Steps**

1. Seek RTM approval of interim appropriation required to consider the GMP submitted for the project in December 2025.
2. Sign the GMP contract in February/March 2026.
3. Start construction activities in April 2026.
4. 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.
5. Execute a safe construction project, remain on time and on budget.

Respectfully submitted,

Old Greenwich School Building Committee  
s/James Waters, Chairman

OGSBC Approved January 13, 2026



## **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
- Jason Brown, jbrown@jklr6.com
- Cristina Dawson, cristina.dawson.ogsbc@gmail.com
- Leigh Erin Izzo, leigherin.izzo.ogsbc@gmail.com
- Leander Krueger, leanderkruegerogsbc@gmail.com
- Michael-Joseph Mercanti Anthony (BOE), MJ\_Mercanti-Anthony@greenwich.k12.ct.us
- Stephen Selbst (BET), Stephen.Selbst.BET@greenwichct.gov

### Ex-Officio Members

- Jennifer Bencivengo (OGS Principal), Jennifer\_Bencivengo@greenwich.k12.ct.us
- Rachel Khanna (BOS), Rachel.Khanna@greenwichct.gov
- Peter Lowe (P&Z), Peter.Lowe@greenwichct.gov
- Peter Robinson (DPW), Peter.Robinson@greenwichct.gov
- Molly Saleeby (RTM), [msaleebyogsbc@gmail.com](mailto:msaleebyogsbc@gmail.com)

### 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