

**Old Greenwich School Building Committee
Fourteenth Quarterly Report
January 13, 2026 - April 13, 2026**

The Old Greenwich School Building Committee (OGSBC) is overseeing the renovation of Old Greenwich School (OGS), a treasured community landmark dating to 1902 serving Pre K - 5th grade. The OGSBC held 5 public meetings during this quarter. Standing bi-weekly meetings are on Tuesdays at 7:00 am in the OGS 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 20, 2026 - April 13, 2026 (previous report covered the period through 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 obtain local building permits and prepare for the start of construction.

1. On February 2-4, 2026, the OGSBC briefed Representative Town Meeting (RTM) committees (Budget Overview, Education, Finance, Public Works, and Legislative & Rules) and RTM Districts about an additional appropriation of \$8,177,174 for the project. On February 4, 2026, the RTM voted 150-13-14 to approve the appropriation.
2. On February 27, 2026, the Building Permit for the project was issued. The permit was revised on March 19, 2026 based on feedback from the Building Committee and Planning & Zoning.
3. On March 3, 2026, the OGSBC approved the Guaranteed Maximum Price (GMP) amendment to its contract with Downes Construction Company in the amount of \$45,608,301.
4. On March 13, 2026, Downes Construction issued Letters of Intent and Notices to Proceed to subcontractors.
5. On March 17, 2026, Silver Petrucelli submitted final design documents for the fire pump to the Building Department and Fire Marshal.
6. On March 17, 2026, the OGSBC released the new playground into production. The playground has an estimated lead time of 6-8 weeks. The goal is to have the new playground equipment on site this summer so it can be installed prior to the start of school in September 2026.
7. On March 17, 2026, the OGSBC provided a draft cash flow for the project to the Greenwich Public Schools and the Town's Finance Department to help provide visibility on future bonding for the project.
8. On March 19, 2026, the OGSBC participated in a Public Tree Hearing for the project based on objections submitted to three trees posted for removal on February 25, 2026. On March 23, 2026, the Tree Warden of the Town of Greenwich granted the removal of the trees in question.
9. From March 19-30, 2026, the OGSBC released various communications about the project to alert the OGS and broader community about the impending start to construction.
10. On April 6, 2026, fences went up behind the school to commence the construction period.

B. Budget & Project Estimate

Total project costs are expected to be \$55,793,669. This includes an early electrical package of \$565,495, the GMP of \$45,608,301, soft costs of \$5,002,494, and an owner contingency of \$4,617,380. The town has approved \$55,793,669 and the project is fully-funded.

Estimated state reimbursement is ~20% (\$9,624,962) of total project costs. The exact reimbursement will depend 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 continues to work with Greenwich's State Representatives to explore a possible qualification for meaningful additional state reimbursement in accordance with new legislation.

C. Financial

The OGSBC completed the preconstruction process \$245,000 under budget. The OGSBC has spent \$1,788,175 of its A&E funding from FY 2022-2023 and FY 2023-2024 budget allocations and encumbered \$527,146 in construction funds related to the new playground. The OGSBC worked with the GPS Administration to pay \$13,903 for OGS sewer maintenance through BOE Project Code 24341; that account was recently closed out by the BOE. Finally, the OGSBC approved an award of \$565,494 for early electrical/ADA items through BOE Project Code 24334; the rest of the funds in that account were recently closed out by the BOE.

Heading into construction, the OGSBC has \$54,006,178 in funds remaining and a \$125,000 voucher from the US Department of Energy.

D. Project Plan & Timeline

After three years of planning and approvals, construction Phase 1A commenced on April 6, 2026. The site is being prepared for construction of the new addition to include tree removals and protections. Temporary fencing and a corridor wall have been installed, a fire drill conducted with students and staff, and conditions reviewed with subcontractors. This spring the focus will be on excavation, soil removals, and drainage installation. Work on the foundations for the new addition will start when school ends.

The project is expected to be complete by January 2029. As per the BOE Ed Specs, the project is 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 January - February 2026	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	Complete
Construction	April 2026 - January 2029	In Process
• Phase 1A: New Kindergarten Addition	April 2026 - August 2027	In Process

● Phase 1B: Music/Art/Mech ● Phase 1C: Elevator/Bathrooms ● Phase 2A: Cafeteria/Kitchen ● Phase 2B: Gymnasium ● Phase 3: Main Building Left ● Phase 3A: Swing Space ● Phase 4: Main Front, Plaza & Interiors ● Phase 5: Main Back & Interiors ● Phase 6: Main Right & Interiors	- July 2026 - October 2026 - July 2026 - December 2026 - July 2026 - October 2026 - June 2026 - September 2026 - June 2027 - December 2027 - June 2027 - August 2027 - January 2028 - August 2028 - July 2028 - September 2028 - July 2028 - December 2028	- Not Started - Not Started - Not Started - Not Started - Not Started - Not Started - Not Started - Not Started - Not Started
Occupancy	Continuous, consistent with phasing	

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

E. Next Steps

1. Execute a safe construction project, remain on time and on budget.
2. Make progress on construction Phase 1A in spring 2026, prepare for the start of Phases 1B, 1C, 2A and 2B in July 2026.
3. Continue outreach to stakeholders to include parents, neighbors, school staff, the townwide community, and local media, to include updating the building committee's website and monthly communications to keep stakeholders apprised of construction developments.

Respectfully submitted,

Old Greenwich School Building Committee
s/James Waters, Chairman

OGSBC Approved April 28, 2026

OGS Building Committee Members

Voting Members

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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