

Old Greenwich School Building Committee
Sixteenth Quarterly Report
July 13, 2026 - October 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 8 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 July 13, 2026 - October 13, 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](#)) - continued with construction. Work will be carried out over six phases from April 2026 through January 2029.

1. This summer the project continued with Phase 1A, 1B, 1C, and 2A. These phases are focused on construction of a new kindergarten addition and a new playground (1A), renovations to the music, art room and mechanical spaces (1B), installation of an elevator and adjacent bathrooms (1C), and renovations of the cafeteria and kitchen (2A).
2. Work continues this fall on construction of the new addition, renovation of mechanical spaces, and installation of an elevator and adjacent bathrooms. All construction activities are separated from students. School administration is coordinating daily with the construction team to protect the learning environment and ensure safety. Note: all ongoing interior construction work is done inside sealed partitions that cannot be accessed by students or staff; filtered, negative air machines are running in construction spaces to ingest any construction dust, remove the dust through 3 filters, and then expel filtered air through a window nowhere near students and staff.
3. On August 25, 2026, the OGSBC received the [Temporary Certificate of Occupancy](#) from the Building Department along with associated conditions to complete any occupied spaces during non-school hours.
4. On August 28, 2026, Old Greenwich School was opened for the first day of school. Notable items completed include a new playground, new gymnasium entrance steps and ramp, and substantial completion of renovations to the music, art, cafeteria, and kitchen spaces.
5. The OGSBC released three monthly communications (in [August](#), [September](#), and [October](#)) to provide construction updates to the community. All were disseminated through GPS and the First Selectman's Community Connections email.
6. The OGSBC has worked to provide consistent updates to constituents. On September 15, 2026, the OGSBC provided a construction tour to Board of Estimate & Taxation members. On September 17, 2026, the OGSBC provided an update to the OGS community at its Open House. On September 24, 2026, the OGSBC provided an update to the Board of Education at its Business meeting.
7. On October 13, 2026, the OGSBC elected officers per the RTM's recent amendment of Chapter 2 Administration, Article 9, Section 2-43 of the Code of Ordinances. This election happened to fall on the 4th anniversary of the first meeting of the OGSBC. Election results as follows: James Waters was re-elected as Chair, Jackie Welsh was re-elected as Vice Chair, and Barbara O'Neill was re-elected as Secretary.

8. The OGSBC's first application for reimbursement from the State (submitted July 1, 2026) is currently still pending. The OGSBC is poised to submit its next request once the first submission is approved.

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. The OGSBC has approved 7 change orders totalling \$141,589, which will be funded by the owner contingency.

Based on recent legislation, the OGSBC expects that estimated state reimbursement will be ~35% (\$19 million) of total project costs; the OGSBC is waiting on OGA to affirm the plans submitted include spaces for early childhood education and provide an updated award letter. The exact reimbursement depends on allowances, escalation, and contingencies in the project budget; until those items are spent, they are ineligible for reimbursement. During the state's change order process each item is reviewed for eligibility.

C. Financial

The OGSBC completed the pre-construction process \$335,000 under budget. The OGSBC has spent \$8,576,764 and encumbered all approved construction period funds, to include the GMP and early electrical package. During the pre-construction period, the OGSBC worked with the GPS Administration to pay \$13,903 for OGS sewer maintenance through BOE Project Code 24341 and encumbered \$565,494 for early electrical/ADA items through BOE Project Code 24334; the remaining funds in those accounts were closed out by the BOE.

After the first six months of construction, the OGSBC has \$47,216,906 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 and Phases 1B, 1C, and 2A commenced in June 2026. As of this report, Phases 1A and 1C are ongoing; Phases 1B and 2A are substantially complete. Up next are Phases 2B, 3, and 3A, which are expected to start in summer 2027.

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 ● 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	April 2026 - August 2027 July 2026 - September 2026 July 2026 - December 2026 July 2026 - September 2026 June 2027 - October 2027 June 2027 - December 2027 June 2027 - August 2027 January 2028 - August 2028 July 2028 - September 2028 July 2028 - December 2028	In Process Substantial Completion In Process Substantial Completion 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 Phases 1A and 1C.
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 October 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
- [Vacant]
- Cristina Dawson, cristina.dawson.ogsbc@gmail.com
- Leigh Erin Izzo, leigherin.izzo.ogsbc@gmail.com
- Leander Krueger, leanderkruegerogsbc@gmail.com
- Jeffrey Csoka (BOE), jeffrey_csoka@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

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