

North Mianus School Repairs Overview

Overview and Current Status

As referenced on the North Mianus Fact Sheet, dated April 14, 2021, the project timeline remains. There was one formal submission to the RFP. At least two other prospective bidders shared they experienced difficulty in gaining pricing for materials, which was prohibitive to their participation in the bid process.

We have already reviewed the bid and the contract is being reviewed by legal. The Board of Education voted on Thursday, May 20th to request the additional funding for the North Mianus repairs as well as funding for the alternate site while the repairs are underway. The BET will take this up at their Budget Committee Meeting on Monday, May 24th 1:00PM with the full BET meeting that same evening at 6:30PM. We are submitting these materials to the RTM to set their Special Meeting as we need full approval from BOE, BET and RTM to access the funding, so that we can get the contract signed immediately. The goal remains to return the students to North Mianus as soon as possible.

It is imperative that funding be finalized as soon as possible, as the contractor needs a signed contract so that they may begin ordering materials immediately due to the lack of supply and increased demand for materials, caused by the residual delays created by the pandemic. The sooner the materials are ordered the sooner the work will begin in earnest. A delay in ordering can have downstream effects on the overall project timing.

Additionally, any delay up front has impacts to costs associated with the alternate space, including continued facility rental and transportation, for each week that we are not back at North Mianus after the goal date of returning to the renovated space. There are also significant non-cost related impacts to our students, staff and families for continued displacement from their home school. For instance, our 5th graders will not have been in their building for over a year, after also having been home due to the pandemic lockdown. We are working urgently to return our North Mianus School community back together.

Finance Report

The [North Mianus Finance Report](#), that outlines the project estimates, has been updated to match the actual opening of the bid on May 19th, as well as the actual pricing for alternative space, most notably, the facility rental, and additional items that have been identified since the RFP was developed.

- The Finance Report begins at the top with actual expenses for the removal work to date.
- The second portion of the Finance Report is to repair the damaged areas, which is reflective of the base bid and the financial estimates for the alternates which were part of the RFP.

- The next section is items that were identified following the development of the RFP (which are identified as “anticipated change orders”). These items are a combination of the floor, which was outlined for replacement by the insurance company, as well as some items which were identified after the RFP was posted, such as the pipe installation along the window walls, which was covered at the time, but has since been exposed. In addition, it includes the window treatments which have been removed due to water damage and mold. It also includes an HVAC compressor and controls to allow for better control of HVAC in different parts of the building, taking advantage of spaces being opened up to accomplish this work.
- The next section outlines the cost for an onsite and dedicated Project Manager.
- The next line item addresses the contingency cost, which has been outlined at 15% due to the age of the building and the uncertainty of the marketplace for materials.
- These items make up for a total construction cost, including contingency, at: \$2,879,789.
- The final section is related to the alternate space-related costs, including facility rental through December 2021, transportation costs (based on actual numbers from this school year), FF&E to replace furniture that was ruined, cameras and related equipment that had water damage, a slight increase in staffing for travel considerations, and other instructional costs. With these non-construction items included, the total cost of the project is estimated at: \$4,652,912.
- With the \$2,055,000 already approved for the project, the BOE request for the remainder of the repairs and the alternate school site is \$2,597,912.

In addition, as we have shared previously, costs will continue to be submitted to the Risk Management Office for review for potential reimbursement by insurance.

**North Mianus School Repairs
Question & Answer Document for BET
May 20, 2021**

Current Status and Prospective Schedule

1. What is the timeline for the Project?

The goal for construction to be completed is the end of December 2021. Factoring in the logistical considerations for moving furniture and other items into the renovated space, our goal date for students and staff to return is several weeks after construction concludes. Of course, we will monitor and adjust our schedule should we get delayed at any point, including: receiving materials, necessary safety inspections, etc.

2. Which of the students and faculty will be located in which locations at which points in time?

While some students are able to safely remain in the newer portion of the building, at least three grades will need to be located at an alternate site. These grades are presently housed at three elementary schools, but that was meant as a temporary fix to get us through the end of this school year, and due to the disruption, is not a viable solution for the fall. An alternative site has been identified that will meet the needs of the students. A final decision of which grades will be housed at the alternate site is pending contract negotiations.

3. Based upon the bids, what seems to be the Project budget on the construction, broken down by basic components of the work or trades or other convenient categories? What, to the best of your present knowledge, are all of the other costs resulting from this event, for such items as (i) replacement furniture, fixtures and equipment, (ii) transportation, (iii) rental of space, (iv) anything else?

Please see the [Financial Report](#) showing the breakdown that was shared at the Board of Education Meeting and [posted on BoardDocs](#).

4. Have we finalized the insurance reimbursement with the carrier at this point? If so, what seems to be the total reimbursement? If not, what do we know at this point, and what seem to be the variables in dispute/discussion?

This is still an ongoing process. The District continues to coordinate and submit information to the Town Risk Management Office, who would be better positioned to answer this question. For example: unseen field conditions have been recently submitted for review.

5. What seem to be your principal unknowns and risks at this point?

There are two major risks. First, this portion of the building is almost 100 years old. Second, the availability of materials.

Repairs - Direct

1. Was there an estimate to replace the building or just to do the repairs?

The estimate was for just the repairs.

2. If this Project is approved fully, would the original building, post-Project, meet ADA code?

This building is different from Julian Curtiss and Old Greenwich Schools in that it does have an elevator, so students and staff are able to move about the building, and there are accessible bathrooms, however to fully meet current ADA code much more work is necessary.

3. How will the Project be managed? Contractor at risk?

There will be a Project Manager assigned specifically to this project.

4. Does any of the work meet the requirements for state reimbursement?

Any potential reimbursement for this project would be very low, and the amount would be offset by increasing costs as we would need Educational Specifications and a Building Committee, which when added to the costs of renting alternate spaces for additional time, transportation to those offsite locations, etc., would add substantial cost and time to the project outweighing any benefit for reimbursement.

Repairs - Scope

1. In general terms, what will be the changes, if any, in the building, when compared to pre-collapse? Same question as to furniture, fixtures and equipment (again, in general terms)?

Changes include: sprinkler lines being replaced, electrical service panels being replaced, hung ceiling being replaced, new flooring in affected areas, and new sinks and faucets in classrooms. There will be some new furniture and fixtures (e.g. media center). As noted above, additional HVAC control will allow for better air management in different portions of the building. Finally, the lighting will be upgraded through the program with Eversource.

2. Will there be any change in the size/number of classrooms and for the same (current) use?

No, there will be no changes to size and/or number of classrooms.

3. Will central A/C be installed?

A new A/C system was installed in 2019; as noted there will be some update to the service and controls.

4. Will a generator be installed?

A generator installation is not part of this project.

5. Is the SSIC standard applicable to this NMS repair? If so, please advise steps should be taken. If not, please elaborate. If CT SSIC requirements must be met, will Schools be requesting reimbursement from the CT SSIC Security Grants Program?

The repairs are not applicable for this type of grant.

6. Will there be any environmental concerns addressed? Solar, geothermal wells?

We have already passed the hazardous inspection. Regarding solar and geothermal wells, this is not part of the project.

7. How will the lighting grant be integrated?

The new Eversource incentive project will be dovetailed into the construction.

8. Does the cost of contract include the cost for replacing the furniture lost due to the collapse (reimbursable)?

As noted above, there was some furniture that was damaged that will be replaced. [Please see the Finance Report for this information.](#)

9. Will new furniture be required for the preventive construction space (if the latter is yes, what is the anticipated cost and is it included in the budget request)?

Yes, in certain classrooms, as some furniture got wet, and we also have some COVID replacement furniture that has to be replaced. It is included in the budget request.

10. Are there additional costs to assure the students on site will be safe (e.g., increased police monitoring, other safeguards) during construction?

The construction space will be completely closed off from students and staff, as it is currently. As a reminder, this was also successfully done during the work at Cos Cob School.

Alternate Location

1. Will there be rental space included in this interim or on a follow up interim?

The alternate rental space is included in this interim.

2. When do you anticipate knowing what will be the alternative site, and what will be its rental cost?

The alternate space is in negotiations with the Town of Greenwich attorney and the real estate attorney for the site. The projected cost is outlined in the Finance Report. We are working to reach an agreement as swiftly as possible.

3. Do you anticipate that the rental cost will be reimbursed fully or partially (the latter since the preventive repairs aren't covered by insurance)?

There is no definitive answer at this time. Everything will be submitted to the Risk Management Office for review for potential reimbursement by insurance.

4. Do you have contingent plans if the contractor doesn't meet the timeline anticipated by the Superintendent and BOE?

The contract does have a month by month clause, however any unanticipated circumstances will be dealt with as necessary.

5. Will there be attendant transportation costs for any alternative sites? When do you expect to know these additional costs? Will the transportation costs be reimbursed fully?

Yes, there will be transportation costs and they are included in the Finance Report. Everything will be submitted to the Risk Management Office for review for potential reimbursement by insurance.

Additional Questions

1. Why is a 15% contingency recommended, considering that demolition has been completed, and 100% A&E renderings prepared? Is 10% sufficient?

As noted above under risks, this portion of the building is almost 100 years old and there are concerns around the availability of materials. That availability can have serious cost implications.

2. Has the contingency been double counted on \$628,834 for repair damaged areas? There is 20% contingency on this amount in the "Approved" column), and a 15% contingency on this in the "Latest Project Estimate" (as of May 20, 2021) column. Should \$125,767 (20% contingency) be subtracted from the total construction costs of \$2,879,789 to reflect a reduction from 35% contingency apparently now computed, to 15%?

The \$628,834 is part of the buildup of the \$2,055,000 that has already been approved and it is shown for reference only. The column in yellow ("Latest Project Estimate") reflects the updated total cost of the project and the 15% contingency is applied only to the newly received bid

estimate which includes total base + alternatives (3), anticipated change orders (4) and the project manager (5). There is no contingency applied to (1) and (2) which are actuals.

3. Will Schools bid the Project Manager function? If not, who will perform this function? Identify the timeline for this firm or person to be in place.

Yes, the Project Manager will go out for bid and the goal is to get the person on board as soon as possible.