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## **North Mianus School Fact Sheet**

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### **Brief Overview**

On the morning of Saturday, February 13, 2021, a plaster ceiling fell on a sprinkler pipe causing a significant flood as well as the collapse of the hung ceiling at North Mianus School. After a thorough investigation by an engineering consultant, the Town's Building Inspector, and our Facilities Team, the original building is closed to undergo extensive ceiling renovation. This is the front area of the building which flooded both the first floor and second floor. We may continue to use the portions of the building that have been constructed more recently and are not impacted by the ceiling issue.

Currently, 1<sup>st</sup>, 4<sup>th</sup>, and 5<sup>th</sup> grades are displaced (12 classes). In addition, staff for math and reading interventions, special education, and electives are displaced. On page 4 of this Fact Sheet there is more detailed information about the current temporary solution and the need to find alternate space for 2021-2022. The media center is also part of the repair, and is located in the front section of the building and is not accessible until the section reopens.

North Mianus generally has two buses which drop children in the morning, and pick up in the afternoon. Now, there are still the two buses which pick up and drop off from home addresses. However, there are an additional 8 buses which were added to move children from North Mianus to the alternate locations. The number of buses required for 2021-2022 will be greatly dependent on COVID mitigation strategies. The buses can only hold one child per seat during COVID, which lowers the capacity by 50%.

### **Repair and Construction**

#### **Can you share an update regarding asbestos?**

During the initial environmental inspection, there was no asbestos found in the ceiling. There were a few glue dabs behind an old whiteboard, and remediation will be complete on those dabs during the April break week when students are not in the building.

#### **What is the scope of the work that is planned?**

The Board of Education voted unanimously to restore the affected portions of the building to the original and rectify any Code issues. As a result of the ceiling collapse, further investigation determined that the remaining plaster ceilings on Level 1 and Level 2 at the front of the building (original section of the

building) need to be removed and replaced for safety reasons. In addition, several rooms were damaged when the sprinkler pipe broke, and seeped through the ceilings on the first level; the Media Center and Main Office areas were impacted as well.

Money was already appropriated in the current year budget for some work in the bathrooms and that work will be completed during this process via another contract. In addition, the district is taking advantage of an Eversource program and will be upgrading the lighting to LED fixtures that will result in energy savings in the future at no cost to the district.

**What construction is necessary to return our displaced students safely to the building?**

[Per our request to the Board of Estimate and Taxation \(BET\)](#), GPS requires the following work:

**Other: Construction Costs:**

- Emergency Response/Remediation/Demo (Wernert) - \$189,731
- Estimate to clean-up and repair the water damaged areas, such as cabinetry, some drywall, floor trim ... (includes the estimate for insurance of 1 ceiling failure, but the ceiling work will be done as part of the bid project) (Wernert) - \$628,834
- Estimate to demo 2nd floor preventative (Wernert) - \$294,592
- Estimate to demo 1st floor preventative (Wernert) - \$332,551
- Estimate to rebuild **all** 1st/2nd floor based on new school construction cost trends (conservative estimate based on an industry standard fixed cost per square foot) - \$5,013,840
  - Subtotal Construction Costs - \$6,459,548
  - Contingency (20%) - \$1,291,901
- Total Construction with contingency - \$7,751,458

\*\*Note the price per square foot is much lower on the water clean-up and repair given the type of work. The project, which will go out to bid, is for ceiling work, which is extensive and much more expensive per square foot given the intensity of the job.

- FF&E - \$18,702
- Security-related replacements - \$19,500
- Transportation for displaced students - \$307,367
- Staffing - \$12,000
- Moving & Storage - TBD
- Total Other - 357,569

**Total estimate (As of March 19, 2021): \$8,109,027**

**Anticipated insurance coverage: \$1,176,134**

**Will the amount requested by the BOE be enough to complete the project?**

As noted above, some of the figures for the construction are estimates. Those estimates are based upon industry standard price per square foot figures, and to ensure that there is enough funding, the overall request includes a 20% contingency. There will be increased costs for 2021-2022 to temporarily relocate students and continue to bus students to an alternate location(s) depending on the chosen site.

**How does GPS coordinate with the Town's Risk Manager?**

GPS Facilities and Finance work very closely with the Town's Risk Manager Megan Zanesky. Our GPS team and the Risk Manager share a working document where information is updated in real-time to ensure constant and up-to-date communication between our team and the Risk Management Office. In turn, the Risk Manager works directly with the insurance carrier.

**Funding and Timeline**

**When will repairs begin? And what is the timeline?**

The emergency demolition to remove the plaster ceilings has already started.

The design to replace the ceiling, sprinklers, and lights is currently being formulated.

***Impact of Delay (minimum of 2 weeks and potentially longer if any of these phases go over the projection):***

- April 28th: RFP posted
- May 5th: Walkthrough of NMS for those looking to bid on the project
- May 10th: Questions submitted from contractors
- May 13th: Answers provided to contractors by GPS
- May 19th: Open bids
- May 20th: Review bids and determine the lowest, qualified bidder
- May 21st: Notify the awarded bidder
- May 24th: Issue contract to awardee
- June 1st: Complete law department review of required documents from contractor
- June 14th: RTM meeting (BET somewhere in between)
- June 15th: Contract returned and signed

**How does the bidding process work? And how does the District sign contracts?**

An RFP will be issued to solicit bids from qualified contractors.

When the timeline for the bidding process closes, the bids are opened and the work is awarded to the lowest qualified bidder. Funds need to be approved by both the BET and RTM before the contract can be signed.

**How does the BET's decision to fund \$2.055M instead of the original \$8.1M affect this project's timeline?**

A contract for the repair work cannot be signed until the district has the funds appropriated to do the work.

Because only partial funding was provided versus the BET conditioning the full funding request, the BOE must go back through the entire BET and RTM interim appropriation process. If the funds were conditioned, BOE could request a special meeting with the BET and move swiftly to access the necessary funds immediately.

If BOE must wait until the June 14th meeting of the RTM, we would be set back at least an additional 2-3 weeks. One of the biggest challenges is that we are already pressed up against the summer timing, and many of the construction materials are shipping slowly. Therefore losing 2-3 weeks is critical in the construction timeline, which also adds an additional month that children are displaced, adding several hundreds of thousands to the cost of the project (facility rental and transportation).

There could also be delays in the contractor procuring construction materials and that may in turn cause additional downstream delays.

**Will all students return to NMS for the start of the 2021-2022 school year?**

No. Based on current estimates, it is unlikely the repair work will be completed until late 2021/early 2022. As we've shared, the repairs needed are substantial. Ceilings must be rebuilt, sprinklers reinstalled, lighting reinstalled, and cabinetry rebuilt, among other necessary repair work. In addition, we must reestablish the fire suppression system for that portion of the building.

**How does the construction at NMS affect the Facilities Master Plan and ongoing work across the District?**

North Mianus is slated in the Facilities Master Plan for a major capital renovation in 2033. Given delays of current projects, for example, the delay with Julian Curtiss School, the NMS project will most likely be pushed back.

Currently, there are ongoing maintenance projects for NMS also slated in the Facilities Master Plan.

- There is a project for ceilings and lighting in the Master Plan for 2023 at \$748,000. However, the front portion of the building will now be complete after this emergency project.
- The main upgrade in the next five years is the roof. In the current request for funding for the 2021-2022 budget year, there is funding for the gym roof. In 2025, there is a planned roof project for \$3,334,000. These two projects would not be impacted by the current repair work and there is no benefit to trying to accomplish them earlier as they could cause a delay to the needed repair work and extend the time that students are displaced from the building.
- In addition, the planned projects for NMS in 2026 include: the roof, windows, doors, ceilings and lighting for other sections of the building, emergency lighting, a generator, and HVAC for the gym, would not be impacted by this current repair work. Again, trying to accomplish these projects at this time would only cause further delay and disruption.
- The main HVAC project for NMS was completed just a few years ago, so it is not in need of replacement at this time.

### **Return to North Mianus Planning**

#### **What alternatives is the District exploring for the students for the start of the next school year?**

We will continue to utilize the newer portion of North Mianus in order to keep three full grades in the building while the work goes on in the original portion of the building, similar to what happened a few years ago at Cos Cob School. As discussed below, having the students dispersed at several other elementary schools is less than ideal and is disruptive to the host schools. There are also significant logistics issues (especially for those parents with multiple children) and the expenses of running several buses to several locations.

Instead, we are exploring several off site opportunities as a means of keeping the displaced students together. Currently, we aren't able to provide detailed information on this option as negotiations are ongoing.

#### **Is the District looking into modular (temporary) units for classrooms on the NMS campus?**

We have been exploring the use of modulators, but for the significant amount of displaced classrooms, modulators would likely not be the best solution. Modulators require significant space and set-up, including: electrical, plumbing/sewer connection, building/zoning permits, intercom connection, phone connection, and a potential need for concrete footings. In the case of NMS, we would need 18 modulators which would take up a significant portion of the property on campus, minimizing available field space and/or playground usage. We also must consider the need for 15 classrooms of students and staff to travel from their modular to the 3 other modulators designated for special services, interventions, as well as travel to the main building for the cafeteria, gymnasium and other needs during inclement weather such as thunderstorms, cold winters, etc. A vast number of modulators also have safety implications, as there is monitoring difficulty with the high volume of students traveling between modulators and the main building. We also expect that certain COVID-19 precautions will remain in place at the start of the next school year raising questions about air quality, ability to distance, etc.

#### **Is there a possibility to keep students at Cos Cob, Parkway and Old Greenwich?**

The current disbursement of students across other elementary schools is challenging for long-term learning and logistics. This solution has been helpful to allow our students to complete the rest of the school year in-person from an alternative location. Ideally, these host schools will regain the use of their spaces, especially as we are hopeful that we will return to a set-up similar to pre-pandemic times. Below is a short summary of how space is being utilized currently.

Our commitment is to have all children participating in in-person learning. Our first choice would be an alternate, educational space where all displaced 15 classrooms, plus specialty spaces, of NMS students could be together. The district is exploring multiple options and will move forward with special

consideration to: spacing needs, logistics, and available options.

- Old Greenwich:
  - Hosting 5th Grade
    - 1 Class: Situated in the music room
    - 1 Class: Situated in the science lab/math intervention classroom
    - 1 Class: Situated in teacher workroom
    - 1 Class: Took over remote instruction space
- Cos Cob:
  - Hosting 1st Grade
    - 1 Class: Situated in occupational therapy room (OT moved to a breakroom)
    - 1 Class: Situated in speech room (Speech took over PPS office)
    - 1 Class: Situated in music room (Music moved to the Cafetorium Stage)
    - 1 Class: Situated in the science lab
  - Hosting 4th Grade
    - 1 Class: Situated in math intervention/foreign language teacher's room
    - 1 Class: Situated in the art room
    - 1 Class: Situation in ESL room (ESL moved to ALP classroom; ALP moved to the media center)
    - 1 Class: Situated in second ALP room (ALP moved to computer lab)
  - Specials Teachers
    - Special Education: Moved to maker space
    - Literacy Specialist: Portion of Media center
    - Literacy Specialist: Moved to half of the teacher's workroom
    - Assistant Principal: Situated in a conference room

Cos Cob School has lost all areas for breaks, teaching remotely or conducting remote PPTs. Staff are using areas such as the Principal's Office and Assistant Principal's Office.

- Parkway:
  - Hosting ALP Grade:
    - 1 Class: Situated in the Speech and Language Room (Speech and Language moved to the art room)
    - 1 Class: Situated in Foreign Language and Math Intervention Space (moved to Media Center)
    - 1 Class: Situated in the Science Lab (which during COVID was being used as storage, District brought in storage containers to accommodate the move)