

CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (“CMSBC”)

Quarterly Report, October 11, 2022 — January 11, 2023

Report Date: January 10, 2023

A. Activities

The CMSBC’s meeting schedule, agenda, and meeting minutes can be found on the Greenwich Public Schools website (www.greenwichschools.org/cmsbc). The CMSBC generally meets weekly at 8 am on Tuesdays. During this quarter, the full committee held seventeen meetings.

1. Owner’s Representative Services

- i. The agreement with the Owners Representative, Construction Solutions Group was signed in mid-October
- ii. The Owner’s Representative began providing project management and invoicing and payment services

2. Architectural Services

- i. During October, architect firms were further evaluated in rounds of interviews, and by reference checks of schools where the candidates had completed similar projects
- ii. The Building Committee unanimously voted (8-0-1) to recommend to the Board of Education that the architectural services award be made to The S/L/A/M Collaborative of Glastonbury, CT (“SLAM”). For more than 46 years of professional architectural practice, SLAM’s Education Studio has designed numerous PreK-12 schools including over 54 public school building projects in Connecticut and over 200 learning communities nationwide. (slamcoll.com)
- iii. The Greenwich Board of Education unanimously approved the CMSBC’s architect selection on November 16th
- iv. SLAM’s anticipated contract price for the entire campus project as per the Educational Specifications is \$3.94 million (\$4.1 for a net-zero ready design)
- v. The CMSBC voted unanimously to approve architectural design fees for Schematic Design (including project cost estimates) and land use approval work through April 2023 in the amount of \$567,000
 1. The CMSBC voted (6-1-0) to enter into a contract for this amount
 - a. The contract was reviewed by the Town’s Law Department and the contract has been signed

3. Construction Management Services

- i. The RFP for a Construction Manager (at Risk) for pre-construction and construction services was publicly posted on January 3, 2023
- ii. Proposals will be opened on January 26th

4. The CMSBC voted unanimously to approve additional project fees for other initial project fees through April 2023 in the amount of \$255,000

5. The total amount projected to be spent through April 2023 is \$822,000 of \$2.5 million budgeted in this fiscal year 2022-2023

B. Budget — We will have project cost estimates from the professionals in April 2023

C. Financial

1. The awards negotiated for the pre-construction portion of the A&E phase on this project are within the town's approved and appropriated budget
2. Minimal funds were expended during this reporting period
 (Source: MUNIS report as of 12/31/2022)

| Description | Budget FY 22-23 | Spent | Encumbered | Conditioned | Available |
|-------------|--------------------|-----------------|-----------------|-------------|---------------------|
| Design | <u>\$2,500,000</u> | <u>\$ 3,998</u> | <u>\$ 1,003</u> | <u>-0-</u> | <u>\$ 2,494,999</u> |
| Total | <u>\$2,500,000</u> | <u>\$ 3,998</u> | <u>\$ 1,003</u> | <u>-0-</u> | <u>\$ 2,494,999</u> |

D. Project Plan (target)

1. Design begins January 2023
2. Full project appropriation funding by the Town is required in order to apply for State reimbursement (school construction grant)
3. State reimbursement application deadline: June 30, 2023
4. Spring 2026 – anticipated Certificate of Occupancy of new building
5. New Central Middle School campus to open for the 2026-2027 school year

E. Other/Next Steps

1. On October 11th, Clare Lawler Kilgallen was unanimously elected as Vice-Chair
2. On November 14th, engineer Michael Kiselak of the Department of Public Works replaced John Vallerie as the ex-officio DPW member of the CMSBC
3. A Communications sub-committee has been formed
4. The bid opening date for the Construction Manager at Risk is January 26th
 - i. Proposal evaluations and interviews will be completed by February 8th
5. Commissioning Agent Services — per state code requirements, the CMSBC must retain a Commissioning Agent for the project
 - i. An RFP will be issued in the next quarter

Respectfully submitted,

Central Middle School Building Committee
 /s/ Tony Turner, Chairperson
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