

**Central Middle School Campus Project
Fact Sheet – February 2023**

There is a tremendous amount of interest in the Central Middle School Campus Project (“CMS,” “Project”). The CMS Building Committee (“CMSBC”) team is excited to build a campus for today’s needs as well as the next eighty (80) years. The committee appreciates the magnitude of this investment and is mindful of what is occurring in the industry. CMSBC is working diligently with the hired professionals in the construction industry to deliver a great campus for the students, staff, and community.

Project information will be solely disseminated by the CMSBC, not by any individual member. As a Committee, we speak with one voice through voted communications. For all project communications, visit the CMS Project webpage at www.greenwichschools.org/cmsbc.

1. Background

- The CMSBC 's mission, as authorized by the Greenwich Board of Education and the Town Charter, is to adhere strictly to the Educational Specifications and requirements prepared and filed by the Board of Education (“Ed Specs”). The CMSBC does not determine the size of the school; only the Board of Education has the authority to scope the Project.
- The Board of Education unanimously approved the new [CMS Educational Specifications](#) on August 11, 2022, and set an occupancy date of no later than August 2026.
 - The existing school was built in 1957 (with an addition in 2000) and is 110,000 square feet (sf). It has academic classrooms at 675 sf compared with today’s GPS minimum of 800 sf for middle schools (the state reimbursable rate is 900 sf +/- 10%). CMS requires ten (10) academic classrooms per grade.
 - Per the Ed Specs, the new school will incorporate:

<i>Post Sandy Hook Safety and Entry Requirements</i>	<i>All areas will have embedded increased sf to be ADA compliant</i>
<i>HVAC/Air Quality Improvements</i>	<i>Mandated Special Education & English Language Learner space</i>
<i>State-of-the-art Science Labs</i>	<i>Media Center with Maker Space</i>
<i>Technical Education, Media Production & Robotics</i>	<i>Music Education- Band, Orchestra & Chorus</i>

Due to the condition of the CMS building, this Capital project was prioritized for 2023-2026. The feasibility stage of this project is occurring simultaneously with the schematic design phase.

- The existing 1957 building space is inadequate for today’s education delivery and present challenges, including regulatory requirements.
 - The new campus offers a learning environment that is a student-centered approach to complex problem-solving, with an emphasis on collaboration and innovation.
 - Today's learning requires a different configuration and layout of spaces.

- Research proves that a student’s sense of belonging to their school directly correlates to their academic achievement.
- Middle-school team teaching model creates a stronger sense of school community.
- The new school is designed to accommodate the existing middle school two (2) team per grade teaching model, which requires ten (10) classrooms each. The existing school has thirty-one (31) classrooms; the new school will have thirty (30). Based on current enrollment, this model accommodates a variable school population. e.g., 480-660.
- Common programmatic areas (cafeteria, media center/library, etc.) will increase.
- The campus will include athletic fields and tennis courts similar to the existing use.
- There is no planned change to the current programmed use of the campus.

2. State School Construction Grant/Reimbursement - Office of School Construction Grant & Review (OSCG&R)

- By June 30th, 2023, the Superintendent will submit an application for a school construction grant in accordance with the provisions of CT General Statute Section 10-283 (Ch. 173 Public School Building Projects).
- The Town’s legislative body (RTM) is required to make a full appropriation for the Project as a prior condition to submitting the State grant application.
 - The construction grant office reviews the Project’s architectural and financial plans in a multi-phase process. The Project cannot go out to bid without OSCG&R’s approval.
 - The goal is to obtain grant approval from the CT General Assembly and the Governor by June 2024.
- The State Grant Reimbursement for the Ed Specs is approximately 88,300 sf (including HVAC, however, reimbursement does not include exterior walls and other items outside the property line); The costs of the classrooms are fully eligible for reimbursement at the municipality’s State approved rate; the cost for the auditorium and athletic fields are at a reduced reimbursement rate which is determined by the state at the end of the project.
- The projected project reimbursement rate is 7.5% of the eligible expenses based on the Ed Spec’d building. CMSBC actions cannot change the reimbursement rate.
 - The State grant reimbursement rate does not correlate to educational space standards; it is simply a formula to determine and limit the amount of school construction grant funding.

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3. Project Budget and Estimated Cost Schedule

- To date, via the Capital Improvement Planning annual process, the projected cost of a new CMS building, fields, and parking was proposed and approved by the BET and RTM for \$2,500,000 in, FY23 (July 1, 2022 - June 30, 2023) and projected \$67,500,000 in FY24. These estimates were developed prior to the BOE approval of Educational Specifications. The current request being presented to the BET from the BOE totals \$85,500,000, with an adjustment from the Office of the First Selectman to bring the total to \$77,508,539. The project cost is not known until the schematic design is completed.
 - The CMSBC does not have an estimate provided by a professional cost estimator because it is in the midst of initial project design (April 2023) and will be shared with the BOE upon receipt and review.
 - Architects were engaged in January 2023 and are now developing initial massing designs.
 - The costs to be incurred this budget cycle will be well within the Project’s current fiscal year \$2,500,000 appropriation. The CMSBC has not made financial commitments beyond this appropriation.
 - The fiscal year 2023-2024 budget will be considered by the Representative Town Meeting on May 8, 2023.

4. Phased Project Plan

- **Phase 1 – Construction Begins**
 - Per the Ed Specs CMS students stay in place. The existing building can stay in operation during the replacement process. These costs are grant reimbursable. Off-campus housing during construction is not reimbursed by the State and would be at Greenwich’s sole cost.
- **Phase 2 – Demolition of Old Building and Campus Site Work**

Project Team

Managed by:	CMS Building Committee
Contact Us:	www.greenwickschools.org/cmsbc
Owner's Representative:	Construction Solutions Group, East Hartford, CT
Architect:	The S/L/A/M Collaborative, Glastonbury, CT
Construction Manager at Risk:	Turner Construction, Shelton, CT