

CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (“CMSBC”)
Quarterly Report, January 11, 2023 — April 11, 2023
Report Date: April 11, 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 Owners Representative, Construction Solutions Group continues to provide project management and invoicing and payment services. CSG has been in initial contact with the state Office of School Construction Grants and Review for regarding the upcoming state construction grant application submission (see § D.3).
2. Architectural Services
 - i. S/L/A/M Collaborative started work on the project on January 9th (“SLAM” slamcoll.com)
 - ii. SLAM has held five design review committee meetings and is working on conceptual design
 - iii. SLAM engaged Tighe & Bond to conduct a required traffic study. The study dates were March 28-30 and April 4-6.
3. Construction Management Services
 - i. After a public RFP for a Construction Manager (at Risk) for pre-construction and construction services and interviews, the CMSBC selected Turner Construction Company
 1. There is an interim agreement in the amount of \$7,500
 - ii. The CMSBC voted unanimously (7-0-0 absent: Caspi, Rossetti) to approve an interim services agreement (\$7,500) for Turner to provide project cost estimates based on SLAM’s conceptual design
 - iii. Pre-construction and construction services will follow the conceptual design cost estimate work
4. On March 8th, the CMSBC hosted a Community Engagement Forum with the professional team presenting project design concepts. The professional team’s responses to community questions have been posted to the CMS project website.
5. The CMSBC has engaged Langan who is conducting the Hazardous Building Materials survey and testing
6. The CMSBC has engaged Langan to conduct the required Environmental Phase I site study
7. Work by SLAM has been delayed in proceeding with schematic design. The difference in the gross square footage is 115,000 to 135,000 (rounded).
8. The BOE has assembled a 4-person ad hoc committee to assess space allocations.

B. Budget

1. We expect to have project cost estimates from the professionals in May 2023
2. On April 4th, the BET approved a \$67.5 million budget for fiscal year 2023-24

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. Funds expended to date:
(Source: MUNIS report as of 3/31/2022)

Description	Budget FY 22-23	Spent	Encumbered	Conditioned	Available
Design	<u>\$2,500,000</u>	<u>\$ 3,998</u>	<u>\$ 822,500</u>	<u>-0-</u>	<u>\$ 2,494,999</u>
Total	<u>\$2,500,000</u>	<u>\$ 3,998</u>	<u>\$ 822,500</u>	<u>-0-</u>	<u>\$ 2,494,999</u>

D. Project Plan (target)

1. Design begins January 2023 and is continuing. Currently the project is in the conceptual design phase
2. The following remain unchanged:
 - i. Full project appropriation funding by the Town is required in order to apply for State reimbursement (school construction grant)
 - ii. State reimbursement application submission deadline to OSCG&R: June 30, 2023
 - iii. Spring 2026 – anticipated Certificate of Occupancy of new building
 - iv. New Central Middle School campus to open for school year 2026-2027

E. Other/Next Steps

1. SLAM to submit Tighe & Bond's traffic study report to the CMSBC
2. Langan to provide the Hazardous Building Materials report and analysis
3. Langan to provide the Environmental Phase I report and analysis
4. The CMSBC plans to attend the May RTM Committee and District meetings to answer any project questions
5. The CMSBC expects to hold a second Community Engagement Forum in May
6. Architects to design a site plan for the CMSBC's review and approval
7. In order to initiate the Municipal Improvement process:
 - i. The CMSBC-approved site plan is brought to the Board of Education for its approval. Once approved, the item is transmitted to the Board of Selectman for its review followed by its vote to refer the project to the Planning and Zoning Commission to begin the Municipal Improvement process.

Respectfully submitted,

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