

Updated CMS Project Fact Sheet - June 2023

The CMS Building Committee (“CMSBC”) team is excited to build a campus for today’s needs as well as those of the next eighty (80) years.

The CMSBC is working diligently with the hired professionals in the construction industry to deliver a great campus for the students, staff, and community. For all project communications, visit the CMS Project webpage at www.greenwichschools.org/cmsbc.

1. Background

- The CMSBC's mission is to adhere strictly to the Educational Specifications and requirements approved by the Board of Education (“Ed Specs”).
- The Board of Education’s original version of the Ed Specs was approved on August 11, 2022. They were revised on April 24, 2023.
- The new program area is:
 - 81,005 net square feet (nsf)
 - The gross square footage is around 125,000 sf and will be refined
 - Per the Ed Specs, the new school will include:

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

- 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.
- 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)

- 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 finance board (BET) and legislative body (RTM) are 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.
 - With a grant application submitted, the goal is to obtain grant approval from the CT General Assembly and the Governor.
 - We are still on track to submit an application and break ground in June of 2024 per our vendors.

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- Reimbursement does not include exterior walls and other items outside the property line as eligible costs. 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.

3. Project Budget and Estimated Cost Schedule

- The BOE FY24 request to the BET from the BOE was \$85,500,000, with an adjustment from the Office of the First Selectman to bring the total to \$77,508,539. On April 4th, the BET approved a \$67.5 million budget for the fiscal year 2023-24. On May 8th, the RTM approved the FY24 budget of \$67.5 million.
- The project cost is an iterative process that evolves throughout the phases of design. The CMSBC received a professional cost estimate in the range of \$107-\$117M for conceptual design (based on 133,470 gsf).
- Architects were engaged in January 2023 and developed initial massing designs.
- On April 24, the BOE directed and authorized the CMSBC to start the Municipal Improvement process. The BOS voted to refer the MI to P&Z on June 20, 2023.

4. Phased Project Plan and Draft Project Timeline

- **Phase 1 – Construction Begins**
 - Per the Ed Specs, the existing building can stay in operation with students remaining on-site in the current building while the new one is constructed. Stay-in-place costs are reimbursable from the State.
 - 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**
- **Draft Project Timeline (estimated timing for illustrative purposes):**

Design and Approvals	Jan 2023 – Feb 2024
Construction Bidding/Awards	March – May 2024
Construction	June 2024 – Feb 2026
Occupancy & FFE move-in	March – June 2026
Demolition of existing building and sitework completion	June – Sep 2026

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