

CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (CMSBC)
Quarterly Report, April 11, 2023 — July 12, 2023
Report Date: July 18, 2023

A. Activities

The CMSBC's meeting schedule, agenda, and meeting minutes can be found on the Greenwich Public Schools website (greenwichschools.org/cmsbc). The CMSBC generally meets weekly at 8 am on Tuesdays. During this quarter, the full committee held thirty-seven (37) meetings.

1. Owner's Representative Services – The Owner's Representative, Construction Solutions Group (CSG) continues to provide project management and invoicing and payment services. Among its duties, CSG is preparing for the upcoming state construction grant application submission to the state Office of School Construction Grants and Review on or about September 29.
2. Architectural Services – S/L/A/M Collaborative held ten design review committee meetings and completed schematic design on June 30th ([SLAM](#)) and is now working on a cost estimate of the project based upon schematic design which is independent of the Construction Manager.
3. Construction Management Services – Turner Construction Company (TCCo) provided project cost estimates in May based on SLAM's conceptual design. TCCo is developing cost estimates of the schematic design this month (July).
4. TCCo and SLAM will reconcile their two independent cost estimates in late July.
5. The CMSBC approved the architect's site plan and schematic building design on June 27th (vote 5-0-1 Arora abstained).
6. On May 8th and July 12th the CMSBC hosted two Community Engagement Forums with the professional team presenting project design concepts and schematic design¹, respectively. There were also two (2) neighbor meetings held in May and July. The professional team's responses to community questions have been posted to the CMS project [website](#). The questions and answers number nearly 200 and cover topics including sustainable design, ADA accessibility, construction process, building design, site design, state engagement, school building programming.
7. Langan has provided a Hazardous Building Materials survey and testing report. The CMSBC's approval for Langan to continue with the development of the drawings and specifications is anticipated in July.
8. Langan will provide the required Environmental Phase I site study; a Phase II Environmental Site Analysis was approved by the CMSBC at its July 11th meeting.
9. SLAM provided Tighe & Bond's traffic study report to the CMSBC in May.
10. SLAM completed schematic design on June 30th; the design is approximately 125,000 gross square feet.
11. The BOE assessed space allocations in the Education Specification and reduced the program area / net square footage to 81,005 sq. ft.. on April 24th. The Educational Specifications document was unanimously confirmed by the BOE on June 14th (7-0-1).
12. The BOE referred the Project to the Board of Selectmen for Municipal Improvement referral. On June 20th, the Board of Selectmen voted 3-0 to refer the project to the Planning and Zoning Commission to begin the Municipal Improvement process.

¹ Video [CMS Building Committee Third Community Engagement Forum - July 12, 2023](#)

13. The CMSBC submitted a Pre-Application to the Planning and Zoning Commission with statutory notices to abutting neighbors. The pre-application will be heard for the first time at the P&J's July 18th meeting.
14. The CMSBC voted to authorize SLAM to proceed with Design Development beginning in early August (5-0-1 Arora abstained).

B. Budget & Project Estimate

1. In the Spring of 2023, the BET and RTM approved a \$67.5 million budget for fiscal year 2023-24.
2. On May 24th, TCCo provided a project conceptual cost estimates of \$107.6MM and \$117.3 MM (with net zero alternates of geothermal and solar) were provided for a school 133,470 gross square feet in size. This was independently peer reviewed and there were no material differences found. Note that the current project design differs from the conceptual design in a number of ways, including a lesser gross square footage (see § A.9)

C. Financial

1. Funds expended to from July 11, 2022 to July 11, 2023:

Period Covered is July 11, 2022 to July 11, 2023			
Vendor	Amount Approved by Bldg. Committee	Paid	Remaining (to be billed)
SLAM Collaborative	\$567,000.00	\$291,751.73	\$99,589.97
Construction Solutions Group	\$80,000.00	\$3,997.50	\$45,097.10
Langan HazMat in Building Analysis	\$30,000.00	\$12,543.68	\$14,780.50
Langan Ph 1 ESA	\$5,000.00		\$4,254.04
Turner Construction	\$7,500.00		\$7,500.00
Lehrer Cumming	\$10,000.00		\$0.00
Legal	\$20,000.00		\$13,880.00
Greenwich Tech.	\$5,000.00		\$1,281.98
Totals	\$724,500.00	\$308,292.91	\$186,383.59

(Source: CSG report as of July 10, 2023)

Description	Budget	Paid	Encumbered	Available
FY 22-23 A&E	\$ 2,500,000	\$308,293	\$724,500	\$ 1,757,500
FY 23-24	\$67,500,000	-0-	-0-	\$67,500,000
Total	\$70,000,000	\$308,293	\$724,500	\$69,257,500

D. Project Plan

1. The Project has completed conceptual and schematic design phases. The next phase is design development which is a four month effort and is slated to commence in early August.
 - Summer 2026 – anticipated Temporary Certificate of Occupancy of new school
 - New Central Middle School campus to open for school year 2026-2027
2. The reconciled schematic design budget will be available in late July and the CMSBC will evaluate it for value engineering opportunities on August 1st. The CMSBC will then submit a budget to the BOE to bring to the RTM.

3. Full project appropriation funding by the Town is required in order to apply for State reimbursement (school construction grant) The State reimbursement application submission deadline to OSC&R is now June 30, 2024. However, the Committee plans to submit a school construction grant application by September 29, 2023.

E. Other/Next Steps

1. Langan to provide the Environmental Phase I & II report and analyses.
2. Design Development to begin early August 2023.
3. The CMSBC to work with the BOE and BET to reconcile the budget.
4. The CMSBC expects to hold a fourth Community Engagement Forum half-way through design development.
5. RFP and Hire of a Commissioning Agent.
6. Jan Rogers Kniffen has been nominated by the BOS to be a regular voting member and his appointment to be before the RTM in Sept. 2023. Rachel Stockman Koven was appointed as a Neighbor Liaison by the First Selectman.

Respectfully submitted,

Central Middle School Building Committee
/s/ Tony Turner, Chairperson
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CMSBC APPROVED JULY 18, 2023