

New Central Middle School

Greenwich, CT

September 6, 2023

Public Hearing Presentation





Agenda



1. The Role of the Building Committee
2. Why a New Middle School now?
3. Building Design overview
4. Site Design overview
5. Project Cost, Cost Analysis
6. Next Steps, Schedule
7. Public Comment



The Role of the Building
Committee

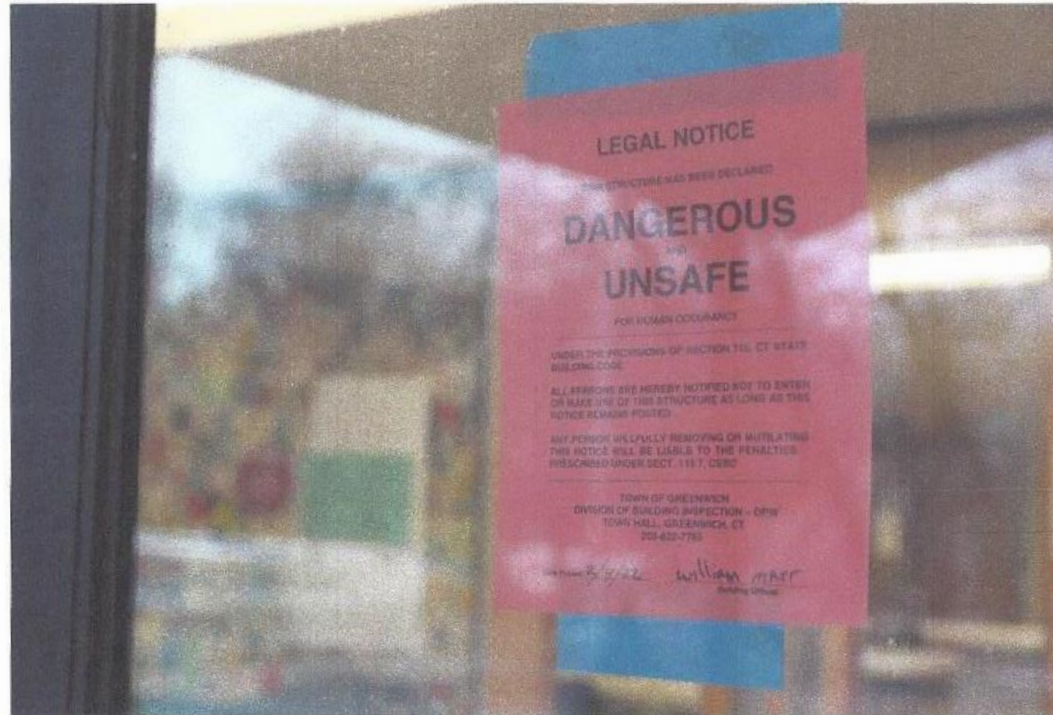


Why a New Middle School
now?

Following Assessment of CMS Physical Condition, School is Closed

By: [GREENWICHFREEPRESS](#) | February 4, 2022

Greenwich Schools announced Friday afternoon that Central Middle School is closed. Signs posted on the front doors signed by Greenwich's building official Bill Marr declare the structure, "Dangerous and Unsafe for Human Occupancy."



An email to families from superintendent Dr. Toni Jones and CMS principal Tom Healy explained that earlier in the day the director of facilities joined officials from the Town's Division of Building Inspection on a tour of the building to review the results of a recent physical condition assessment conducted by Diversified Technology Consultants, Inc.



Building Design overview

Guiding principles:

- **Purposeful & Resilient Design**
 - Safe, flexible, unique location
- **Foster Engaged Learning**
 - Discovery, innovations, inter-disciplinary learning
- **Sustainable Actions**
 - Well-Building standards, SMArt building (Socially Responsible, Measurable, Artful)



Exterior view



Exterior view



Lobby – Facing South



Educationally, why this is the best design



First Floor Plan

| | |
|----------------------|-------------|
| Program Area: | 81,005 NSF |
| Total Building Area: | 125,407 GSF |
| Efficiency: | 64.6% |



Second Floor Plan





Site Design Overview



Site Plan

122 PARKING SPACES

KITCHEN DELIVERY AREA

BLACK-TOP RECESS AREA

PARKING COUNTS
STANDARD SPACES: 120
ADA SPACES: 2
TOTAL PARKING: 122

POTENTIAL CROSSWALK SOUTH OF COACHLAMP WITH STOP SIGN TRAFFIC CONTROL

PROPOSED BUS ENTRY - RIGHT TURN IN ONLY

CUSTODIAL DELIVERY AREA

PROPOSED BUS EXIT - RIGHT TURN OUT ONLY WITH STOP SIGN TRAFFIC CONTROL

MAIN ENTRY AT EXISTING CURB CUT - 2 LANE EXIT

POTENTIAL RAISED SPEED TABLE / CROSSWALK AT PONDEROSA



Site Plan - South



Site Plan - North



Turner

Project Cost, Cost Analysis

Project Cost

Greenwich Central Middle School

Greenwich, CT

Town of Greenwich

Schematic Estimate

EXECUTIVE SUMMARY

Construction Cost Estimate:

Total Cost Estimate

Building

| | | | | |
|-------------------------------|---------|-----|-------|--------------|
| New School | 125,407 | gsf | \$627 | \$78,572,000 |
| Abatement of Existing School | 110,000 | gsf | \$15 | \$1,601,000 |
| Demolition of Existing School | 110,000 | gsf | \$21 | \$2,285,000 |

Subtotal Building Cost Estimate: 125,407 gsf \$658 \$82,458,000

Sitework

| | | | | |
|-----------------------------|---------|-----|------|-------------|
| Initial Sitework (Pre Demo) | 217,905 | ssf | \$40 | \$8,676,000 |
| Final Sitework (Post Demo) | 325,615 | ssf | \$20 | \$6,571,000 |

Subtotal Sitework: 543,520 ssf \$28 \$15,247,000

Total Construction Cost Estimate: \$97,708,000

Soft Costs

\$14,311,961

Total Project Cost Estimate: \$112,016,961

Project Cost

| Analysis of New School Projected Cost With Escalations 8-23-23 | | | | | |
|---|-------------|------------------------|-----------------------------|-------------------------|---|
| | Square Feet | Cost in today's dollar | Cost with Escalation factor | Delta due to escalation | building only \$ per s.f. with escalation |
| New School | 125,407 | \$ 74,387,000 | \$ 78,572,000 | \$ 4,185,000 | \$ 627 |
| abatement of exist bldg | 110,000 | \$ 1,448,000 | \$ 1,601,000 | \$ 153,000 | |
| demolition of exist bldg | 110,000 | \$ 2,066,000 | \$ 2,285,000 | \$ 219,000 | |
| Initial site work pre demo | 217,905 | \$ 8,214,000 | \$ 8,676,000 | \$ 462,000 | |
| final site work post demo | 325,615 | \$ 5,941,000 | \$ 6,571,000 | \$ 630,000 | |
| soft costs | | \$ 14,311,961 | \$ 14,311,961 | \$ - | |
| TOTALS | | \$ 106,367,961 | \$ 112,016,961 | \$ 5,649,000 | |
| Less Projected State Reimbursement | | | (\$7,156,132) | | |
| Projected Net Cost to the Town | | | \$ 104,860,829 | | |
| <i>Source: Turner Construction and CSG</i> | | | | | |

Project Cost

| | | |
|--|----|-------------|
| S.F. Driven by Regulations-- Building Only | | 12,717 |
| Cost per S.F.--building only with escalation | | X \$627 |
| | | <hr/> |
| | \$ | 7,973,559 |
| | | |
| Total Regulatory Cost for Initial Site Work Pre- demolition and Final Site Work for Post Demolition | \$ | 1,636,000 |
| | | <hr/> |
| Total Estimated Regulatory Cost | \$ | 9,609,559 |
| | | <hr/> <hr/> |

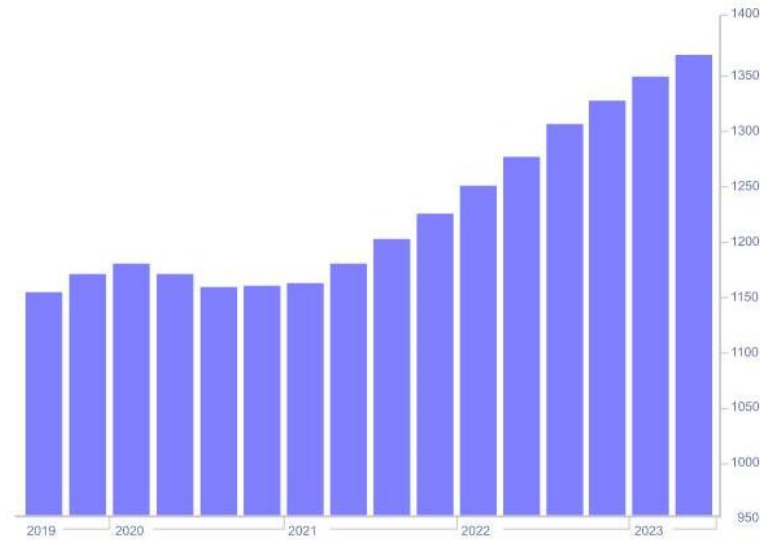
Cost Index

Turner Building Cost Index

2023 Second Quarter Forecast

“Certain geographic regions are experiencing robust markets as large industrial, data center, and energy-related projects move forward. These regions are experiencing above average increases in wage rates. Promoting job opportunities in growing markets and offering attractive work environments for the work force alleviates some of the pressure in a tight labor market.”

Attilio Rivetti
Vice President



| Quarter | Index | Δ% |
|-------------------------|-------------|-------------|
| 2nd Quarter 2023 | 1365 | 1.19 |
| 1st Quarter 2023 | 1349 | 1.28 |
| 4th Quarter 2022 | 1332 | 1.60 |
| 3rd Quarter 2022 | 1311 | 2.18 |

| Year | Average Index | Δ% |
|------|---------------|------|
| 2022 | 1295 | 8.0 |
| 2021 | 1199 | 1.9 |
| 2020 | 1177 | 1.8 |
| 2019 | 1156 | 5.5 |
| 2018 | 1096 | 5.6 |
| 2017 | 1038 | 5.0 |
| 2016 | 989 | 4.8 |
| 2015 | 943 | 4.5 |
| 2014 | 902 | 4.4 |
| 2013 | 864 | 4.1 |
| 2012 | 830 | 2.1 |
| 2011 | 812 | 1.6 |
| 2010 | 799 | -4.0 |



**CONSTRUCTION
SOLUTIONS GROUP**

Next Steps, Schedule



SLAM

Public Comment



Stay
Informed

- Visit the GPS website at Greenwichschools.org/cmsbc
- Email us at CMSBC.CTInfo@gmail.com