

Recent History of Central Middle School Studies and Reports on File

October 22, 2009: Diversified Technology Consultants (DTC), a multidisciplinary engineering consulting firm in Hamden, CT issued a capital need survey.

Results of the Study: *Note that masonry was not identified as a problem.*

August 10, 2017: The Di Salvo Engineering Group of structural engineers in Danbury, CT shared a review of the cracked masonry wall at the second floor of the auditorium.

September 14, 2017: The Di Salvo Engineering Group summarized the results of the review of the condition of the exterior masonry wall above the roof level at the east end of the auditorium. The review stated that that area required routine maintenance at regular intervals to prevent water infiltration.

Opinion portion of the report in regards to masonry: *“The conditions are typical for what would be expected”*

November 20, 2017: The Di Salvo Engineering Group completed a steel column deterioration review where they recommended temporary shoring to be installed as soon as possible. The intent of the temporary shoring is to act as a secondary load path should a column begin to yield.

Work was started immediately to repair the steel flanged columns which support the cafe.

May 22, 2018: District administration and KG+D Architects presented the final master plan proposal after a year-long comprehensive assessment of school facilities. ([CMS on p. 42 of update](#))

April 4, 2018: DTC offered “Exterior Masonry Condition Observations” that stated “there is no vertical reinforcing for the interior wythe,” “the exterior wythe is showing evidence of movement,” and “reinforcement is badly rusted and corroded.”

From this PRELIMINARY REPORT, we opened the exterior wythe of block (4” cmu) and confirmed that the reinforcement had been compromised. The test holes were closed after review and the Engineer was directed to complete a review of the structure (April 9, 2018).

February 5, 2021: Q&A with the BET to better explain the purpose and request of a feasibility study (ex: Can you explain the expectation for the feasibility study? Is it to review CMS capital spending plan or create ed specs or other?) (page 6)

Additional information, April 3, 2021: The engineering study could shed light on many things, most notably, the actual health behind the walls and up in the ceiling. The Facilities Master Plan did not include this level of detail with an engineering firm. The intent of the study is not to generate an Educational Specification, but to provide a more thorough understanding of the entire building

and possible solutions. Currently, we have heavy investment required to try and keep the building going. This study could help GPS refine a newer approach. We are going to spend approximately \$38M to keep the building going so that we can turn around and most likely knock it down. An engineering study may be able to tell us which areas of the building are most critical to replace, and instead of large annual infrastructure improvements we could possibly invest in the actual long-term solution.

January 28, 2022: DTC sent results of a system evaluation to provide a physical condition assessment focusing on architectural, structural, mechanical, electrical, and plumbing conditions, finding significant structural concerns and many standards and systems that do not meet or conform to CT Building Codes.

After a full systems evaluation the building was deemed to have “significant structural concerns”

February 4, 2022: GPS’ director of facilities joined officials from the Town of Greenwich Division of Building Inspection on a tour of Central Middle School to review the results of the systems evaluation report. The Town’s inspectors made the decision to close the building until it is deemed safe for occupancy by the engineering firm who specializes in this type of structural Work.

February 4, 2022: DTC sent the design of exigent repairs to facades and includes its [narrative description of exigent repairs](#) and the [proposed bridge locations and illustration](#). *(posted at a later date following a review by the Town of Greenwich Building Official and Fire Marshall)*

February 5, 2022: GPS announced that CMS students will be temporarily relocated by grade to the following sites within the District: sixth grade - Cos Cob School; seventh grade - Eastern Middle School; and eighth grade - Greenwich High School.

February 11, 2022: DTC sent its opinion on observed deflection and concluded that the **observed deflection is normal, within design tolerances, and not a structural concern.**

February 14, 2022: DTC sent a letter to GPS stating the system of repairs as it relates to structural concerns for life safety is serviceable for five years.

February 24, 2022: Board unanimously approves three action items as it relates to Central Middle School:

- Interim funding for a five-year repair solution at CMS in the amount of \$940,000
- Interim funding to create CMS Educational Specifications and conduct environmental testing in the amount of \$150,000
- Modify the FY23 Capital Request to move \$2,500,000 out of CMS Building Envelope/Masonry and change that amount to a request for Architectural and Engineering for CMS

March 1, 2022: In a Special Meeting located at the Havemeyer Building, the BET voted 11-0 (with one member absent) to allocate \$1.611 million to help pay for repairs and additional work that will be done over the summer to keep the school safe for occupancy. The BET also approved \$150,000 to develop educational specifications for a new school and to do an environmental analysis of the site.

April 5, 2022: The entire Central Middle School community was invited to share their input on educational specifications for a new school with consultants, Construction Solutions Group (CSG), who had already spoken with many CMS staff, community partners, and elected officials next week. While this was not a meeting on actual building design, it was a meeting to learn [what elements of a building are important to the community](#).

April 28, 2022: Dr. Toni Jones provided an update on the Educational Specifications of a new Central Middle School at the Board of Education [business meeting](#).

May 19, 2022: Dr. Toni Jones provided an update on the Educational Specifications of a new Central Middle School at the Board of Education [business meeting](#).

May 24, 2022: The Board of Education held a special meeting for an update on the Educational Specifications of a new Central Middle School.

June 10, 2022: The Board of Education held a [special meeting](#) for an update on the Educational Specifications of a new Central Middle School.

June 22, 2022: The Board of Education held a [special meeting](#) for an update on the Educational Specifications of a new Central Middle School.

July 11, 2022: The Board of Education held a [special meeting](#) for an update on the Educational Specifications of a new Central Middle School.

July 27, 2022: The Board of Education held a [special meeting](#) for an update on the Educational Specifications of a new Central Middle School.

August 11, 2022: The Board of Education held a [special meeting](#) for an update on the Educational Specifications of a new Central Middle School. The ed specs passed, 5-0-1.