

**CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (CMSBC)**  
**5<sup>th</sup> Quarterly Report, July 13, 2023 — September 26, 2023**  
**Report Date: September 26, 2023\***

*Because of the September 29th filing deadline for the October 2023 RTM Call, this report is being provided earlier than the 90 day of October 11th. If there are any material developments between September 26th and October 11th, a supplement to this report will be provided; otherwise the updates will appear in the next progress report.*

**A. Activities**

The CMSBC's meeting schedule, agenda, and meeting minutes can be found on the Greenwich Public Schools website ([greenwichschools.org/cmsbc](https://greenwichschools.org/cmsbc)). The CMSBC generally meets weekly at 8 am on Tuesdays. During this quarter, the full committee held sixteen (16) meetings for a total of ninety-nine since formation.

1. The schematic design of the new Central Middle School satisfies the requirements of the CT High Performance (Green) Building Standards for State Agency Buildings and School Buildings.
2. The CMSBC submitted a Pre-Application to the Planning and Zoning Commission with statutory notices to abutting neighbors. The pre-application review of the site plan was heard by the Planning and Zoning Commission (P&Z) on July 18<sup>th</sup>.<sup>1</sup>
3. The architect, S/L/A/M Collaborative (SLAM) completed an independent project cost estimate based upon schematic design. Separately, the Construction Manager, Turner Construction (TCCo), completed an independent cost estimate. The two firms then reconciled their estimates and presented them to the CMSBC. Additionally, the cost estimates were peer reviewed independently by Andy Fox of Stone Harbor Project Advisors in partnership with Lehrer Cumming.
4. The CMSBC then reviewed the estimates and over three meetings, reviewed energy use and life cycle cost analyses, conducted a value management process of over one hundred items, and made adjustments accordingly.<sup>2</sup>
5. On August 25<sup>th</sup>, the CMSBC approved the reconciled project cost estimate from TCCo in the amount of \$112,016,961.00.
6. On August 25<sup>th</sup>, the CMSBC approved a non-binding sense of the meeting resolution to refer this project cost estimate to the Board of Education – as a best practice – to 1) approve the design of the project and the project cost estimate. Vote: 7-1-0 (nay: Arora).
7. Architectural Services – The CMSBC authorized SLAM to begin the next phase of the design process (vote: (5-0-1 Arora abstained). SLAM commenced Design Development on August 18<sup>th</sup>. SLAM has continued to detail the designs and has held two (2) Design Development design review committee meetings (for a total of thirteen altogether with the prior ten schematic design phase meetings).

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<sup>1</sup>  Planning & Zoning Commission, July 18, 2023 [https://youtu.be/JzXfNr8cuzs?si=zMrDuQcoADI6U\\_iZ&t=72](https://youtu.be/JzXfNr8cuzs?si=zMrDuQcoADI6U_iZ&t=72)

<sup>2</sup> [High Performance \(Green\) Building Standards for State Agency Buildings and School Buildings](#). The design is solar-ready and includes photo-voltaic panels (panels & equipment estimated at \$3m).

8. The RFP for Commissioning Agent was issued and proposals were received in August with interviews in mid-September. The commissioning process is required and offers an additional layer of protection for the Greenwich Public Schools and ensures the delivery of a high-quality end product by verifying that the planning, design, construction and operational processes are achieving their goals.
9. The CMSBC held another community forum and public hearing on Sept 6<sup>th</sup> at Central Middle School. The professional team presented the site plan and schematic design and cost information<sup>3</sup>. It was attended by over 130 people (in-person and virtual), with sixteen speakers during the public hearing segment.
10. The professional team's responses to community questions have been posted to the CMS project [website](#). 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.
11. 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 proceeding and their documents are scheduled to be incorporated into the design development set.
12. Langan Engineering and Environmental Services, Inc. (Langan) has provided the required Environmental Phase I site study; Langan has also scheduled the Phase II ESA work to occur on September 25<sup>th</sup>. This work will consist of taking soil samples around the area of the removed oil tank to insure there was no contamination of the soils adjacent to the old oil tanks.
13. Following the Board of Selectmen's June 20<sup>th</sup> vote to refer the request for Municipal Improvement (MI), the CMSBC has begun the MI process and will be at the October 17<sup>th</sup> P&Z meeting for this purpose.
14. The professional team has met with many Town and School departments having feedback and guidance on the project and will continue those discussions as the project develops (DPW: Engineering, Sewer, Highway, Town Planner, Fire, Police, Parks & Recreation, Tree Warden, Conservation, etc.).
15. The CMSBC is preparing the MI status application and preliminary site plan application for submission to the P&Z. The Applications will be reviewed and on the agenda for the Commission's October 17<sup>th</sup> meeting.

## **B. Budget & Project Estimate**

1. The BET and RTM approved a \$67.5 million budget for fiscal year 2023–24.
2. On August 25<sup>th</sup>, the CMSBC approved the reconciled project cost estimate of \$112,016,961.00, (with solar panels) for a school 125,407 gross square feet in size (*see* § A2-4 above). The architects continue their work in the design development phase to decrease square footage where possible.

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<sup>3</sup> Video [CMS Building Committee Fourth Community Engagement Forum – September 6, 2023](#). There were also two neighbor meetings held in May and July.

**C. Financial**

1. Funds expended from July 11, 2022 to August 31, 2023. (Source: CSG report as of August 31, 2023)

Description	Budget	Paid	Encumbered	Available
FY 22-23 A&E	\$ 2,500,000	\$619,643	\$813,769	\$ 1,686,231
FY 23-24	<u>\$67,500,000</u>	-0-	-0-	<u>\$67,500,000</u>
Total	<u>\$70,000,000</u>	\$619,643	\$813,769	<u>\$69,186,231</u>

**D. Project Plan**

1. The design development phase is a four month effort and is underway. The schedule for school opening remains unchanged:
  - Summer 2026 – anticipated Temporary Certificate of Occupancy of new school
  - New Central Middle School campus to open for school year 2026-2027
2. Once MI is granted the CMSBC will immediately submit an interim appropriation request to bring to the BET and RTM.
3. Full project appropriation funding by the Town is required in order to apply for State reimbursement (school construction grant). The Committee plans to submit a school construction grant application after Municipal Improvement status is granted and the project is fully appropriated. The State Office of School Construction Grants and Review reimbursement application submission window is July 1, 2023 to June 30, 2024 for consideration for the FY25 priority list.

**E. Other/Next Steps**

1. Warren Silver was appointed as a Neighbor Liaison by the First Selectman. Susan Rudolph serves as his alternate.
2. Jan Rogers Kniffen was appointed to the CMSBC as a regular voting member by the RTM on September 18, 2023.
3. The contract with TCCo for pre-construction services is expected to be signed the week of September 25<sup>th</sup>.
4. October 17<sup>th</sup> – CMSBC’s MI status and preliminary site plan applications are on the P&Z meeting agenda.
5. Continued outreach to stakeholders – current and future students and parents and neighbors, the wider town community, and the local media.

**F. Exhibits**

The following are included in this report as exhibits:

1. Project Cost Estimate Summary from Turner Construction and approved by the CMSBC on August 25, 2023.
2. Estimated project reimbursement from the State and the estimated net cost to the Town from Construction Solutions Group dated August 23, 2023.

3. Calculations showing the cost of the project v. escalations from Turner Construction dated August 23, 2023.
4. Regulatory compliance SF one-pager from the September , 2023 Public Forum.

Respectfully submitted,

Central Middle School Building Committee  
/s/ Tony Turner, Chairperson  
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CMSBC APPROVED SEPTEMBER 26, 2023