

## Important Update on Central Middle School

October 10, 2023

The purpose of this communication by the Central Middle School Building Committee (“CMSBC”) is to provide another update to the community on the Central Middle School project.<sup>1</sup> The Building Committee continues to work diligently to complete this project for students and their families on-time. There are misconceptions currently in the public domain on the building's cost, size and design. We seek to address them herein.

**Committee Composition** – The CMSBC is composed of nine town-citizens who are voting members that have varied backgrounds. There are Republicans, Democrats, and unaffiliated voters on the Committee. Seven members were nominated, vetted, and selected through the Board of Selectmen and RTM’s approval with the Chairs of the Board of Education and Board of Estimate and Taxation (finance) appointing one each. In addition, the Committee also includes ex-officio members from the Representative Town Meeting, the Department of Public Works, and the Planning and Zoning Commission, as well as liaisons from the First Selectman’s Energy Management Advisory Committee, the Advisory Committee for People with Disabilities, and neighborhood liaisons. The full Committee meets at least once per week. Sub-committees also meet about once per week and several serve on multiple sub-committees. All key actions/decisions are deliberated and voted on by the Committee.

**Project Scope** – The prospective CMS school size and design is based on the BOE-approved Educational Specifications (“Ed Spec”). During the last nine months the committee has evaluated multiple design options trying to satisfy numerous and varied interests (costs, safety, ADA, neighbors, pedestrians, bicycles, traffic, buses, cars, parking, trees, wildlife, conservation, energy, parks/sports, drainage, zoning, etc.) in addition to the Ed Spec. We considered eight building design options and nine site options. The Committee is working diligently to balance and meet as many standards and requirements as possible.

This project satisfies CT’s High Performance (Green) Building Standards for State Agency Buildings and School Buildings (“HPBS”). “Connecticut law has mandated high performance efficiency buildings ... and DEEP has adopted high performance (Green) building construction regulations that incorporate design, construction, and operation practices that preserve the natural environment. These state construction standards are consistent with, or in some cases, have exceeded the Leadership in Energy and Environment (LEED) silver design building rating system.”<sup>2</sup>

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<sup>1</sup> See January 31, 2023 letter

<https://resources.finalsite.net/images/v1675255385/greenwich/pjmsctwimggexoi0jvec/Letter31Jan2023CMSBCfinal2.pdf>

<sup>2</sup> See <https://portal.ct.gov/DEEP/Energy/High-Performance-Building-Standards-for-State-Agency-and-School-Buildings>

Current Status – After fourteen months of Committee and project-team work we studied numerous options, considered public interests and opinions, and have voted on scores of items. We have engaged in extensive community outreach, holding over a half dozen engagement sessions so far. We are mindful of the fiscal environment and making a thoughtful investment in this Town infrastructure project adhering to the educational and programmatic needs of the 22-acre campus. Our charge under the town Charter is to provide our children and community a long-term top-flight educational facility that Greenwich deserves and will be proud of for the least cost possible by Fall of 2026.

Project Costs – There are several components included in the cost of the project. The total cost of the project: \$112m. The independent cost estimates are based on design documents and for work to be performed here in Greenwich. The estimate is not place-holder figures subjectively chosen predating the BoE Educational Specifications from several years ago or comparisons for work performed on different site conditions and in other counties.

Project Cost

<b>Analysis of New School Projected Cost With Escalations 8-23-23</b>					
	Square Feet	Cost in today's dollar	Cost with Escalation factor	Delta due to escalator	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	\$ -	
<b>TOTALS</b>		<b>\$ 106,367,961</b>	<b>\$ 112,016,961</b>	<b>\$ 5,649,000</b>	
Less Projected State Reimbursement			<b>(\$7,156,132)</b>		
<b>Projected Net Cost to the Town</b>			<b>\$ 104,860,829</b>		
<i>Source: Turner Construction and CSG</i>					

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Demolition, soft costs and site work are neutral to the population of the school. Similarly, fields, parking, and bus and parent loops are also neutral to the school's student current or projected population.

School Size – The Board of Education’s Educational Specifications for the new school accommodate a range from 440 to 660 students. The net square foot area of the current building is 77,256, the new building is approximately 81,000, a difference of about 3,700 square feet. Other areas of the building account for updates to circulation, regulatory compliance with ADA standards, CT high performance “Green” building standards, DEEP, CT Board of Education, Greenwich BoE, Town regulations, federal IDEA (special education), as well as post-Sandy Hook safety and security requirements, including a secure vestibule.

Further, upon completion we tasked our professionals to do further review utilizing a third-party review of the Schematic Design phase, the Committee tasked both its architect (S/L/A/M Collaborative) and its construction management firm (Turner Construction) to independently provide detailed, itemized project estimates and also provided the Committee with a detailed reconciled estimate. The Committee then got to work on value-engineering, to revise or eliminate over one hundred items that might save money, without altering use of the space, resulting in over \$1m in savings. We will continue to scrutinize opportunities throughout this project.

The CMS Building Committee is committed to creating a modern, collaborative and secure learning environment for our students. They deserve no less.

Sincerely,  
The Central Middle School Building Committee

*For continuing information on the Project, please see the reports section of  
[greenwickschools.org/CMSBC](https://greenwickschools.org/CMSBC)*

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**Approved by the Central Middle School Building Committee on October 10, 2023**