

2022-2023 Proposed Budget - Board of Education
RTM Additional Questions & Answers
(March 7, 2022)

- 1) On page 247 of the 22-23 Budget Book (see below, attached), there is a line item for "Interiors - Finishes after HVAC \$36,000." I know that last year, approximately \$3.1M was allocated to "MEP-HVAC" (see attached Final Capital Budget page 112: https://www.greenwichct.gov/DocumentCenter/View/23352/Final_Capital_Budget_FY22) Has that project been completed and when was it completed? Also, what will be the scope of work for this year?
The HVAC project for North Mianus is currently out for public bid (Bid #2351-22). We hope to award the project in early April with a June 20 start date. The work includes a complete replacement of the air conditioning and ventilation system. The additional \$36K is to assist in funding some of the adjacent finishes that may be compromised during the project.
- 2) For the FY24 budget, \$628k is being budgeted for "Interior - Other Minor Renovations." Can you break out what that is for? I know that the Principal (and I!) have long lobbied for a safe and secure entryway for NSS for a long time. Is that amount for that?
That is what the funds are earmarked for, however, this is a rough "plug number" and without a design, the numbers could increase.
- 3) Also, in FY24, \$243k is being budgeted for MEP - HVAC. Can you please break out that line item?
The \$243k was to cover any unanticipated issues with the HVAC Project as well as adding a duct cleaning component and the installation of a Needlepoint Ionization system. Both of these items are now confirmed as being part of the Summer 2022 project.
- 4) In light of the CMS renovation, we would like to understand the sequencing, urgency and cost of upcoming major renovations of Greenwich Schools:
 - a) If we are to accelerate CMS, which seems to be of great urgency, what other major projects follow or are executed concurrently?
Currently the BOE has put CMS, JC, and OG in the five-year plan.
 - b) What is the scope of those renovations?
CMS will be a new building. JC and OG are focused primarily on life safety, secure entryway, air quality, ADA, and functionality of the building for 2022. The Educational Specifications can be found on the [Building/Grounds Projects tab of the GPS website](#).
 - c) What is the urgency?
All three projects are very important. They are well past their life expectancy. The repair of CMS is only a five-year solution. The two elementary schools lack ADA access to move throughout multi-story elementary buildings, have poor movement patterns around the buildings, and lack of HVAC and poor air quality. JC also has

inadequate cafe space. Lighting and ceilings are old and the environmental light quality is poor. There is a lack of ADA restrooms, sinks, and other spaces. The entrances are not secure.

- d) What will the cost be, and do those costs reflect inflation and the current high cost of construction?

It depends on when the projects get funded. The budget book has the current number plugged in based on the Educational Specification proposed projects. The current request for JC and OG is for Architectural and Engineering Design. In another year, after design is completed, it is difficult to know what the market will be doing at the time.

- e) Are there additional major projects of urgency which are not in the 15-Year List? For reference, here is what is in the First Selectman's proposed 15-Year List:

Project Name Total Years

WMS Soil Remediation 16,000 2022-2023

Julian Curtiss Expansion/Renovation 31,200 2022-2024

Old Greenwich Expansion/Renov 25,500 2022-2024

Central Middle School Expansion/Renovation 70,250 2022-2026

Cardinal Field Improvement 6,900 2023-2024

ISD Renovation/Expansion 32,300 2025-2029

Administration Building Renovation 22,400 2026-2032

North Street Expansion/Renovation 33,600 2028-2032

North Mianus Expansion/Renovation 42,900 2029-2033

The Facilities Master Plan is analyzed on an annual basis as part of the budget process. Just as CMS deteriorated quicker than anticipated, GPS could have an unknown (unexpected) project since several of the buildings are very old.

- 5) Given that management and maintenance of physical plant has frequently caused "surprise" issues in recent years, are there things that will be done in the design of the new CMS and other construction projects (such as the GHS entryway project) to simplify building mgmt/maintenance and to avoid esoteric or unproven techniques that result in abnormal issues in the long-term? For example, it is not normal for a building facade to separate from load-bearing walls, and whether the issue was poor materials, poor construction processes, or poor maintenance that allowed damage from water penetration, we would hope a new building could be designed to avoid a repeat experience and safety risks.

GPS agrees with these statements. We do not know why CMS was constructed the way it was. GPS has worked hard to maintain the building and has brought in engineering firms to assist in analyzing and repairs along the way.