

CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (“CMSBC”)
7th Quarterly Report, January 12, 2024 — April 11, 2024
Report Date: April 2, 2024*

Because of the April 2024 RTM date, this report is being provided earlier than the 90 day of April 11th. If there are any material developments between April 2nd and April 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, videos of community engagement meetings, project documents, prior RTM quarterly reports, architect presentations from previous Design Review Committee meetings, and meeting minutes can be found on the Greenwich Public Schools website (www.greenwichschools.org/cmsbc). The CMSBC generally meets weekly at 8 am on Tuesdays with the last Tuesday of the month being an evening meeting. During this quarter, the full committee held fourteen (14) meetings for a total of one hundred twenty (120) since formation.

1. Architectural Services – Design Development (DD) began on August 18, 2023 and was completed by S/L/A/M Collaborative (SLAM) on December 13, 2023. SLAM has continued to detail the designs and has held two (2) Construction Documents (CD) Design Review Committee (DRC) meetings (for a total of seventeen (17) altogether).
2. The Commissioning Agent, Colliers Engineering, was selected and began their services in December 2023. Construction Solutions Group, our Owner’s Representative, issued the CT High Performance Building Checklist on December 15, 2023. Colliers has been participating in Professional Team Meetings and Building Committee Meetings as needed. They will provide information regarding the Building Management Systems and Commissioning of the building.
3. Langan Engineering and Environmental Services, Inc. (Langan) performed additional soil testing in the southern portion of the CMS site; two samples required further tests which the Committee authorized on March 19, 2024.
4. 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.).
5. CSG and the Professional Team had the Schematic Design Review (SDR) meeting with the State of CT Office of Grants Administration (OGA) on January 10, 2024.
 - i. After project documents are completed, CSG will schedule a Plan Completion Review (PCR) meeting with OGA to obtain the required approval for construction and then to go out to bid.
6. After the DD Phase was completed; both SLAM and Turner Construction (TCCo) completed independent DD estimates and reconciled them.
7. The Professional Team and the Building Committee conducted Value Management between February and March 2024 to remain in budget. The continues to be within budget and on time for a Summer 2026 occupancy by the students.
8. Architectural Review Committee (ARC) – On January 3, 2024 the Professional Team and the Building Committee attended the first ARC meeting. As typical, there were multiple items that ARC wanted clarified; an ARC workshop meeting followed on January 11, 2024. The CMS Project returns to ARC on April 17, 2024
9. Planning and Zoning (P&Z) - Additionally the Professionals have been preparing documentation for P&Z’s Final Site Plan Application approval and expect to be heard at its April 30th meeting.
10. Fifth Community Engagement Forum (CEF) – The CMSBC held its 5th CEF on January 17, 2024; a sixth will occur on April 24, 2024.

B. Budget & Project Estimate

1. The BET and RTM previously approved a \$67.5 million budget for fiscal year 2023–24. With the P&Z grant of MI, the CMSBC submitted and the BET approved an interim supplemental appropriation of \$42,017,000 on October 24th. At a special meeting of the RTM on October 30th, an interim appropriation of \$42,017,000 was approved for a total funding of \$112,017,000. The RTM also approved bonding resolutions for the Project.

C. Financial

1. Funds expended from July 11, 2022 to March 29, 2024. (Source: CSG 4/2/24 report)

Appropriated	\$112,017,000	Invoiced	\$ 2,336,344
Approved	\$ 3,423,033	Paid to Date	\$ 1,952,212
Committed	\$ 3,423,033		

D. Project Plan

1. The *final* design phase is the Construction Documents (CD) phase which is a 4-month effort which began January 9, 2024. The schedule for school opening in August 2026 remains unchanged.
2. State school construction grant application – Submitted November 2023. State OGA review of the project designs and plans commenced. The application is under consideration for the State FY25 priority list. The Greenwich State legislative delegation (the lead is Rep. Hector Arzeno) is seeking special legislation to put this project on the FY24 priority list as well as seek an increase in the rate of reimbursement and a space waiver to increase the amount of reimbursement. The legislative session ends May 8, 2024.

E. Other/Next Steps

1. Additional regulatory requirements impacting the project:
 - i. P&Z Landscaping regulations (eff. Jan. 2023) – \$1,303,000 (DD estimate)
 - ii. Electric vehicle (EV) charging program State statute effective 2023 requires twenty percent (20%) of parking spaces to be equipped with EV charging. Additionally, there is a Town regulation requiring Level 2 chargers
2. Soil borings dug by the architect’s sub-contractor resulted in damage to the CMS field, repair work is currently underway.
3. Outreach to stakeholders continues – current and future students and parents and neighbors, the wider town community, and the local media. A sixth Community Engagement Forum on the Project will be held at CMS on April 24, 2024 at 7pm
4. ARC meeting – April 17, 2024
5. P&Z meeting – CMS Final Site Plan Application – April 30, 2024
6. A State Plan Completion Review (PCR) meeting will be scheduled to obtain approval from OGA for the project to be posted for public bidding.

Respectfully submitted,
Central Middle School Building Committee
/s/ Tony Turner, Chairperson
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