

Central Middle School Building Committee (“CMSBC”)
9th Quarterly Report July 12, 2024 - October 11, 2024
Report Date:October 11, 2024

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). Based on a Committee vote, as of July 02, 2024, the committee will be meeting bi-weekly Tuesday mornings. No evening meetings are scheduled, unless a “special meeting” needs to be held. During this quarter, the full committee held twenty-five (25) meetings for a total of one hundred forty-five (145) since formation.

1. Langan Engineering and Environmental Services, Inc. (Langan) and the professional team reviewed further the Hazardous Material Abatement Report (April 2023) in the existing school before its demolition after June 2026, to assess its impact on the Phase 2 project schedule.
2. The Commissioning Agent, Colliers Engineering, has been reviewing the drawings and specifications as they are being developed by the architects. Colliers is providing its comments to the design team as needed and will continue to consult regarding the Building Management Systems and Commissioning of the building.
3. Owner’s Project Management Services (OPM) - the committee executed an agreement with Jones Lang LaSalle Inc (JLL) effective May 1, 2024. As of July 1, 2024, JLL will be leading the responsibilities of the OPM and CSG will continue its involvement on the project solely focusing on tasks related to State of CT School Construction regulations and guidelines, and grant process.
4. The Professional Team and the Building Committee are coordinating the Seventh Community Engagement Forum (CEF) to be held in the next quarter.
5. The Professional Team coordinated and gathered the required documents for the Phase 2 Pre-Bid Conformance Review (PCR) submission which included the drawings, project manuals along with Turner Constructions’ Budget Control Report (BCR) CD estimate for approval and sign-off by the Board of Education (BoE) and Building Committee (BC).
 - a. On July 30, 2024, the BC reviewed and voted to approve to allow for the Phase 2 PCR documents to be submitted to the State of CT Office of Grants Administration (OGA).
 - b. On August 01, 2024, the BoE reviewed and voted to approve to allow for the Phase 2 PCR documents to be submitted to the State of CT Office of Grants Administration (OGA).
 - c. Invitation to Bid started on September 30, 2024.
 - d. Pre-Bid Walkthrough is scheduled for October 9, or October 10, 2024
6. Architectural Services –S/L/A/M Collaborative (SLAM) prepared the submission documents for the Phase 2 Pre-Bid Conformance Review (PCR) submission which was conducted on August 8, 2024.
7. CSG and the Professional Team had the Pre-Bid Conformance Review (PCR) meeting with the State of CT Office of Grants Administration (OGA) on August 8, 2024 for Phase 2 Building Construction, Demolition, and Sitework.
 - a. CSG and the Professional Team have been working with OGA to obtain approval to go out for public bidding for Phase 2 - Building Construction, Demolition, and Sitework. There has been a delay in the overall approval process of seven (7) weeks based on the

- initial review submission of August 8, 2024. The professional team has been actively responding to the OGA requests. There are 3 phases from a bid perspective.
- b. On September 24, 2024, an Approval Letter addressed to Dr. Toni Jones, Superintendent of Schools, granting permission for the Phase 2 portion of the project to proceed to the bidding stage, was received.
8. After obtaining the approval from OGA to publicly bid Phase 1 Equipment Pre-Purchase on July 22, 2024, Turner Construction and the Professional Team worked with Greenwich Public Schools (GPS) to issue the Invitation to Bid on July 31, 2024.
 - a. The Bid due date was extended from August 20 to August 29, 2024.
 - b. Turner Construction and GPS held a public Bid Opening for Phase 1 Equipment Pre-Purchase on August 29, 2024.
 - c. Turner Construction held scope review with each contractor for Phase 1 Pre-Purchase and provided an Award Approval Letter to the BC for approval on September 11, 2024.
 - d. The Building Committee (BC) carefully evaluated the pricing associated with the phase 1 Equipment Pre-Purchase and considered the option of utilizing the Natural Gas Generator Alternate instead of Diesel. After reviewing the cost provided by the bid and the Rough Order of Magnitude (ROM) estimate from Turner Construction, the BC voted in favor and approved the implementation of a Natural Gas generator for this project on September 11, 2024
 9. The Professional Team has analyzed the current schedule and presented a potential delay mitigation plan in response to the seven-week delay caused by the pending Office of Grant Administration (OGA) approval. To maintain the target occupancy date of Summer 2026, the Building Committee has authorized Turner Construction to proceed with an Early Award option for critical packages including Site Work, Concrete, Electrical, and Steel. This proactive approach aims to mitigate the impact of the approval delay on the overall project timeline. In addition, the project team has discussed adding an allowance to cover potential overtime work (owners' contingency) if / as required.

10. Based on the latest BCR CD Estimate the Project continues to be within budget.

B. Budget & Project Estimate

1. The BET and RTM have approved total funding of \$112,017,000. The RTM also approved bonding resolutions for the Project.
2. Funds expended from July 13, 2024 to October 11, 2024.
 (*Source munis 10/09/2024 Project #24336/23350)

Appropriated	\$112,017,000.00*	Invoiced	\$3,693,408.06*
Approved	\$5,397,357.07*	Paid to Date	\$3,568,233.31*
Committed	\$5,397,357.07*		
3. Uncommitted/Unallocated Contingency: \$3,925,745.00

C. Project Plan

1. The ***Bidding and Permitting documents*** were completed on September 30, 2024. These documents will be utilized for the bidding phase and permitting phase of the project.

D. Other/Next Steps

1. The key milestones and tasks for October, November, and December 2024 are as follows:
 - a. Community Engagement Forum is targeted as a virtual meeting on Tuesday, October 29, 2024
 - b. Bid Period is expected to be concluded on November 26, 2024
 - c. Bid Leveling/Scope Review and Contingent Awards process expected to begin on November 27, 2024
 - d. Site/Concrete/Steel/Electrical Early Award process expected to start on November 26, 2024
 - e. Town Approvals are expected to complete by November 18, 2024
 - f. Building Permit application expected to be filed on November 19, 2024
 - g. The GMP (Guaranteed Maximum Price) preparation expected to be complete on December 27, 2024
 - h. The Building Permit expected to be issued between December 20-27, 2024
 - i. Mobilization Prep for Site/Electrical and Engineering/Submittals/Fabrication & Delivery for Site/Concrete/Steel/Electrical both expected to begin on December 23, 2024. With a tentative Mobilization starting on January 02, 2025.

Respectfully submitted,
Central Middle School Building Committee
/s/ Joe Rossetti, Chairperson
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CMSBC APPROVED OCTOBER 08, 2024