

CENTRAL MIDDLE SCHOOL BUILDING COMMITTEE (“CMSBC”)  
8th Quarterly Report, April 12, 2024 - July 11, 2024  
Report Date: July 30, 2024

*Because of the April 2024 RTM date, the last (7th) Report was provided on April 2nd and this report covers from April 3 to July 11.*

**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](http://www.greenwichschools.org/cmsbc)). The CMSBC generally met at 8am on Tuesdays with the last Tuesday of the month being an evening meeting. Effective 2 July 2024, the committee will be meeting bi-weekly only Tuesday mornings. No evening meetings are scheduled. During this quarter, the full committee held eighteen (19) meetings for a total of one hundred thirty-eight (138) since formation.

1. Langan Engineering and Environmental Services, Inc. (Langan) performed additional soil testing in the southern portion of the CMS site and conducted further testing on two samples. The further testing that was completed is called Synthetic Precipitation Leaching Procedure (SPLP) and determines if compounds could leach from the soil into water. The results of the testing Langan were received on April 12, 2024 and indicated that the soil samples were clean.
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) - Jones Lang LaSalle Inc. (JLL) was selected as an additional Owner’s Project Manager on April 30, 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. Sixth Community Engagement Forum (CEF) – The CMSBC held its 6th CEF on May 1, 2024.
5. The repairs to the athletic fields were completed on May 14, 2024.
6. The Professional Team has worked extensively with the CMSBC Regulatory Working Group, (Ex- Officio Planning & Zoning Member- Dennis Yeskey, Vice-Chair- Clare Kilgallen and Ex-Officio RTM Member -Stephanie Cowie) to coordinate approvals and obtain feedback with many Town and School departments as the project develops (i.e., DPW: Engineering, Sewer, Highway; Town Planner, Fire, Police, Parks & Recreation, Tree Warden, Conservation, etc.). The support and coordination with the Town departments is greatly appreciated.
7. The Committee and Professional Team appeared before the Planning and Zoning Commission on April 30, May 29, and June 11 and the ARC on May 15 and June 26, 2024. The Planning and Zoning Commission approved the *Final Site Plan* and *Special Permit* for the project on June 11, 2024. The official P&Z resolution was dated June 25, 2024.
8. The Professional Team continues to work with the CMSBC Regulatory Working Group to finalize and complete the conditions for permitting approval.
9. Architectural Services – The Construction Documents (CD) phase began on January 9, 2024 and were completed by S/L/A/M Collaborative (SLAM) on July 8, 2024. SLAM completed the

documents for Phase 1 - Equipment Pre-Purchase by June 14, 2024 in preparation for the Pre-Bid Conformance Review (PCR) Meeting with the Office of Grants Administration (OGA) on June 27, 2024. SLAM has held eighteen (18) Design Review Committee (DRC) meetings altogether.

10. CSG and the Professional Team had the Pre-Bid Conformance Review (PCR) meeting with the State of CT Office of Grants Administration (OGA) on June 27, 2024 for Phase 1 Equipment Pre-Purchase (for long lead items). This phase of the project focused exclusively on the procurement of mechanical and electrical equipment only.
  - a. CSG and the Professional Team obtained approval from OGA to go out for public bidding for Phase 1 - Equipment Pre-Purchase on Monday, July 22, 2024. There are 3 phases from a bid perspective.
11. After the Construction Documents were completed, Turner began estimating them in preparation for their Budget Control Report (BCR) to be distributed to the CMSBC and the Professional Team on Friday, July 26, 2024.
12. CSG and the Professional Team are actively preparing the documentation required for the PCR Phase 2 – Building Construction, Demolition, and Sitework. The PCR meeting for Phase 2 is scheduled for August 8, 2024.
13. The Project continues to be within budget and on time for a Summer 2026 occupancy.

## 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 April 12, 2024 to July 12, 2024.
 

Appropriated	\$112,017,000	Invoiced	\$ 3,091,769.24
Approved	\$ 3,763,511	Paid to Date	\$ 2,710,962.09
Committed	\$ 3,763,511		
3. Uncommitted/Unallocated Contingency: \$4,221,442.00

## C. Project Plan

1. The *final* design phase was completed on July 8, 2024. These documents will be utilized for the State of Connecticut OGA PCR Meeting for Phase 2 - Building Construction, Demolition, and Sitework. The schedule for school opening in August 2026 remains unchanged.
2. State school construction grant application – Submitted November 2023. State OGA approved the Project’s Grant Application and sent a *Grant Commitment Letter* to the Greenwich Public Schools’ Superintendent on June 13, 2024. The State Project Number is 057-0114N.
3. The Greenwich State Delegation (Fazio, Arzeno, Meskers, & Khanna) worked tirelessly to advocate for improved grant monies by proposing special legislation.
  - a. The Connecticut Legislative Session ending on May 8, 2024 - the State of Connecticut confirmed that the Central Middle School Project is: (1) on the 2024 Priority List; (2) exempt from the state standard space specifications, and (3) has a reimbursement rate of twenty percent (20%) for eligible expenses.

- b. Due to the space waiver and the reimbursement rate increase, the state grant has substantially grown from from about \$7 million to \$22 million. Under the standard formula for size and percent reimbursement Greenwich was eligible for \$7 million dollars.
- c. We thank our Greenwich State Delegation for their tireless efforts and advocacy to increase the reimbursement rate.

**D. Other/Next Steps**

1. On May 1, Tony Turner announced his intention to resign as CMSBC Chairman. He resigned on July 12, 2024, and will remain a voting member.
2. On July 12, 2024 The CMSBC elected Joe Rossetti as Chairman which was effective immediately.
3. There were no other changes to the CMSBC Officers i.e., Clare Kilgallen -Vice -Chair and Christina Pocia- Secretary.
4. The public Bid Documents for Phase 1 - Equipment Pre-Purchase will be posted on July 25, 2024 and responses are due on August 20, 2024 at 11:00AM.
5. A State PCR meeting is scheduled for August 8, 2024 for Phase 2 - Building Construction, Demolition, and Sitework.

Respectfully submitted,  
Central Middle School Building Committee  
/s/ Joe Rossetti, Chairperson  
joecmsbc@gmail.com

CMSBC APPROVED JULY 30, 2024