

Central Middle School Building Committee (“CMSBC”)
11th Quarterly Report January 12, 2025 - April 11, 2025
Report Date: April 11, 2025
Central Middle School Building Committee

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 committee meets bi-weekly on Tuesday mornings. No evening meetings are scheduled unless a Special Meeting needs to be held. During this quarter, the full committee held three (3) Special Meetings and six (6) Building Committee Meetings for a total of nine (9) meetings during this quarter and for a total of one hundred seventy-three (173) since formation.

Since the last RTM report, the project has entered the Construction Phase.

1. During the Construction Phase, Colliers will review submittals, assess functionality of equipment maintenance, and commission all building management system integrations (BMS).
2. JLL, the Owner’s Project Manager, worked with the building committee, design team, contractor, and town officials as the project moved into the construction phase. Key activities included coordinating the GMP approval process. The GMP was reviewed and executed on January 28, 2025, in the amount of \$93,587,800. JLL, SLAM, Turner, and CMSBC members continue ongoing permit resolution efforts.
3. Communication to the Community,
 - a. Pre-mobilization, Turner conducted door-to-door outreach to neighboring residents about construction activities and provided relevant contact information.
 - b. Since then, five (5) construction updated neighbor letters have been shared with the CMS Community.
 - c. Beginning in April, a monthly construction bulletin will be posted to the CMSBC Website, and shared as a press release to local media and to GPS communications,
4. The TOG Building Department issued a foundation-only permit on February 7, 2025. The CMSBC appreciates the attention and support of the Building Department and the Town Planner. During construction, SLAM will handle RFIs, review submittals, progress FF&E activities, and attend bi-weekly Owner-Architect-Construction (OAC) meetings.
5. Turner Construction: The project has made significant progress in early 2025, with several major milestones achieved. Turner pre-construction phase concluded on February 14, 2025.
 - a. The GMP was finalized.
 - b. Bid packages were reviewed and awarded.
 - c. The GMP was reviewed and signed on January 28, 2025, for \$93,587,800. This is \$4,117,200.00 less than previously estimated prior to bidding.
 - d. Turner Construction mobilized on site, removed trees approved by the Tree Warden, and construction fencing was installed. Site preparation activities are underway, including setting up trailers and implementing erosion control measures.
 - e. The site contractor prepared the site for the underground work. The construction team will begin digging footings and foundations in the northeast corner, for the new building.
6. A 3rd party special inspector has been retained to perform all required inspections. Its involvement is essential to the building permit process and ongoing regulatory compliance.
7. ***The Project remains within budget according to the Guaranteed Maximum Price (GMP).***

B. Budget & Project Estimate

1. The BET and RTM have approved total funding of \$112,017,000.
2. CT State DAS Reimbursement Request:

CT Payment Request	Submitted	Received	State Reimbursement Amount
Reimbursement Request #1	10/31/2024	01/31/2025	\$675,936.00
Future Requests	Frequency TBD		

3. Funds expended from January 12, 2025, to April 11, 2025
 (*Source: Munis 04/02/2025 | Project #24336/23350)

Central Middle School Finances			
Appropriated	\$ 112,017,000.00	Invoiced	\$ 9,549,470.17*
Committed	\$ 101,010,447.45	Paid to Date	\$ 8,311,814.98*
Budgeted Uncommitted <i>Items are included in the budget but have not yet been purchased or committed to specific contracts</i>	\$ 4,873,600.04		
Owners' Contingency	\$ 6,132,952.51		

C. Other/Next steps

1. The key milestones and tasks for April, May, and June 2025 are as follows:
 - a. Construction Q2 of 2025:
 - i. On-going footings and foundations in remaining areas.
 - ii. Steel erection begins May 16, 2025.
 - iii. Underground work for Mechanical, Electrical and Plumbing and slab.
 - iv. Blasting activities March – April 2025.
 - b. Permits Status:
 - i. Foundation permit issued on Friday, February 07, 2025.
 - ii. The Building Permit is forthcoming.
 - c. Community Engagement:
 - i. A monthly project bulletin will be issued to the CMSBC webpage, shared with the greater CMS Community through Principal Tom Healy’s newsletters and issued to GPS for inclusion in their newsletter and as a press release to various media outlets.
 - ii. Continue to keep the community informed about construction progress and any potential disruptions.
 - d. Photovoltaic Update:
 - i. The Photovoltaic system installation has been identified as a post-school occupancy for Summer 2027, which would be completed outside the CMSBC project. However, the CMSBC project team will handle the coordination and functional build to be “PV Ready” based on the specifications required by the Vendor. The CMSBC and our professionals continue to work with GPS and our Town stakeholders, review contract status, finalize specifications, and develop the timeline between the two projects.

Name	Committee Members	Name	Ex-Officio Members
Joe Rossetti	(Chair), OAC Member	Dennis Yeskey	Ex-Officio Member (P&Z)
Clare Lawler Kilgallen	(Vice Chair)	Dan Watson	Ex-Officio Member (GPS)
Christina Poccia	(Secretary)	Michael Kiselak	Ex-Officio Member (DPW)
Harry Fisher	(BET Rep)	Stephanie Cowie	Ex-Officio Member (RTM), (AAAC)
Laura Kostin	(BOE Rep)	Lauren Rabin	Ex-Officio Member (BOS)
Tony Turner	(EMAC)	Rachael Koven	Neighborhood Liaison
Josh Caspi	OAC Member	Susan Rudolph	Neighborhood Liaison
Todd Klair	OAC Member	Warren Silver	Neighborhood Liaison
Joe Kelly	OAC Member	Thomas Healy	CMS (Principal)

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

CMSBC APPROVED ON April 01, 2025