

Central Middle School Building Committee ("CMSBC")

12th Quarterly Report April 12, 2025 – July 11, 2025

Report Date: July 11, 2025

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 zero (0) Special Meetings and six (9) Building Committee Meetings for a total of nine (9) meetings during this quarter and for a total of one hundred eighty-two (182) since formation.

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

1. As we continue throughout the Construction Phase, Colliers (Commissioning Agent) has continued to review submittals and provide comments to the design team.
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 Community outreach for construction activities, financial review meetings, as well as conducting weekly onsite visits. In addition, JLL has continued to review, recommend, and process Approval Letters (AL), Notice of Change (NOC) and Change Order Requests (COR).
3. Communication to the Community:
 - a. Since the 11th quarterly report, five (5) construction memos have been issued to the surrounding neighborhoods.
 - b. JLL, CMSBC, GPS, and Turner jointly managed communications to all surrounding neighborhoods, and Central Middle School parents regarding all rock blasting activities and related operations.
 - c. JLL, CMSBC, Turner, and the Communication Working Group issued notices to surrounding neighborhoods about temporary exemptions to the Town's noise ordinance, allowing 7:00 AM Saturday construction during May-July and normal activities on the June 19th holiday.
 - d. Monthly construction bulletins titled "CMS Campus Connections" are now being published by the Communications Working Group and posted to the CMSBC Website on the first Wednesday of each month. These are also being shared with local media and GPS communications as the first issuance was published in May 2025.
Here is our most recent CMS Campus Connections link:
https://resources.finalsite.net/images/v1751399055/greenwich/ninrawuavtpsuvrrzyle/Community_ConstructionUpdateJuly20251.pdf
4. The Building Permit process progressed in phases, with a foundation-only permit initially issued on February 7, 2025, allowing site work to begin. After addressing all requirements with town officials, including coordination with Zoning Enforcement, the full Building Permit was received on April 21, 2025.
5. Turner Construction Progress:
 - a. Full Building Permit was received on April 21, 2025.
 - b. Phase 1 Blasting was completed in early May 2025.
 - c. Unsuitable soil (structural suitability) remediation was completed in mid-June 2025
 - d. Concrete foundation work is complete in Buildings A, B, C, and E.
 - e. Masons have mobilized onsite and are starting the block work in the gymnasium.
 - f. Steel mobilization began in mid-June, with steel erection commencing June 18, 2025.
6. Gap Mountain Consulting operated as an independent third-party consultant, contributing specialized expertise and supervision throughout blasting operations. They monitored the existing Central Middle School structure during Phase 1 blasting activities and maintained daily monitoring services, producing comprehensive logs and reports documenting their findings.
7. Special Testing Laboratories (Third-party special inspector), has been retained to perform all required inspections, including concrete cores, compaction tests, and other building code compliance verifications. Their involvement continues to be essential to the building permit process and ongoing regulatory compliance.
8. ***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 \$112,017,000.00
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
Reimbursement Request #2	04/22/205	Pending	Pending
Reimbursement Request #3	TBD	TBD	TBD
Future Requests	Frequency TBD		

3. Funds expended from April 12, 2025, to July 11, 2025

(*Source: Munis 07/09/2025 Project #24336/23350)

Central Middle School Finances			
Appropriated	\$ 112,017,000.00	Invoiced	\$19,345,430.83*
Committed	\$ 101,543,879.55	Paid to Date	\$15,173,931.15*
Budgeted Uncommitted <i>Items are included in the budget but have not yet been purchased or committed to specific contracts</i>	\$ 4,610,524.98		
Owners' Contingency	\$ 5,862,595.47		

C. Other/Next steps

1. The key milestones and tasks for July, August, and September 2025 are as follows:
 - a. Construction Q3 of 2025:
 - i. Complete steel erection for the entire building structure
 - ii. Begin installation of exterior wall framing and building enclosure
 - iii. Progress underground work for Mechanical, Electrical and Plumbing systems
 - iv. Begin installation of roof membrane.
 - b. Permits Status:
 - i. Project team tracking conditional letter of Permit with Town of Greenwich Building Department.
 - c. Photovoltaic Update:
 - i. RTM approved the power purchase agreement with Green Skies/Titan Energy on June 9, 2025
 - ii. Board of Education negotiating final Power Purchase Agreement (PPA) details with Greenskies.
 - iii. PV installation planned for the Summer of 2027, one year after building turnover.
 - iv. CMSBC project team continues to ensure the building will be "PV Ready" based on vendor specifications.

Respectfully submitted,
Central Middle School Building Committee
Joe Rossetti, Chairperson
joecmsbc@gmail.com
CMSBC APPROVED ON July 08, 2025