

Central Middle School Building Committee (“CMSBC”)
13th Quarterly Report July 12, 2025 – October 11, 2025
Report Date: October 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 and is a public meeting. During this quarter, the full committee held one (1) Special Meeting and five (5) Building Committee Meetings for a total of six (6) meetings during this quarter and for a total of one hundred ninety (190) since formation.

Since the last RTM report, the project continues in the Construction Phase. .

1. SLAM Collaborative (Architect) continues providing architectural services during construction including contract administration and field coordination. Key accomplishments include advancing interior graphics redesign with the Design Review Committee, successfully coordinating Maria's Garden memorial design adjustments with the Fareri family, and presenting project alternates for committee evaluation while refining FF&E specifications.
2. As we continue throughout the Construction Phase, Colliers (Commissioning Agent) has continued to review submittals and provided comments to the design team. Approximately 40 submittal reviews have been received and they have been conducting ongoing onsite visits to review installations and provide field observation reports.
3. JLL, the Owner's Project Manager, worked with the building committee, design team, contractor, and town officials as the project advanced through major construction milestones. Key activities included coordinating community outreach for construction activities, financial review meetings, as well as conducting weekly onsite visits.
4. Communication to the Community:
 - a. Since the 12th quarterly report, five (5) construction memos have been issued to the surrounding neighborhood. JLL, CMSBC, Turner, and the Communication Working Group issued notices to the surrounding neighborhood about temporary exemptions to the Town's noise ordinance.
 - b. JLL, CMSBC, GPS, and Turner Construction jointly managed communications to all surrounding neighborhood and Central Middle School parents regarding all construction activities and related operations.
 - c. Power Purchase Agreement (PPA) fully executed with Greenskies on August 5, 2025
 - d. "CMS Campus Connections" monthly construction bulletins continue to be published by the Communications Working Group and posted to the CMSBC Website on the first Wednesday of each month. The bulletins are also being published by press release to the local media and shared through GPS Communications. (5 issues since June)
Here is our most recent *CMS Campus Connections* link:
https://resources.finalsite.net/images/v1759321324/greenwich/plw9sgthfn8ckx6y4qyq/Community_ConstructionUpdateOctober2025.pdf
5. Permits Status: Based on the conditions of the Building Permit issuance, Turner and the professional design team continue to work with local building officials to ensure code compliance throughout the project.
6. Construction Progress:
 - a. Topping-Off Ceremony: Held on August 14, 2025.
 - b. Steel Erection Progress: Structural steel erection is nearly completed.
 - c. Site Sanitary Connection: Sanitary routing connection work at Indian Rock Lane was completed before CMS resumed school in late August for the 2025-2026 school year.
 - d. Exterior framing and sheathing: Installation progressed systematically across the building.
 - e. Roofing installation: Has begun and continues to progress across the building.

- f. Mechanical, Electrical and Plumbing (MEP) rough-in work: Initiated in weather-tight areas.
- g. Masonry: Work has begun in the gymnasium and throughout the building.
- 7. Gap Mountain Consulting, an independent third-party consultant, completed blasting operations last quarter and continues providing specialized expertise and monthly monitoring of the existing school throughout construction.
- 8. Special Testing Laboratories (Third-party special inspector), has expanded their scope to include additional third-party inspections for cold-form metal framing, based on the progress of the construction sequencing. They continue to generate field testing reports and observations.
- 9. **The Project remains within budget according to the Guaranteed Maximum Price (GMP).**

B. Budget & Project Estimate

1. The BET and RTM approved total funding of \$112,017,000.00
2. CT State DAS School Construction Grant 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	08/26/2025	TBD*	TBD*
Reimbursement Request #3	TBD	TBD	TBD
Future Requests	Frequency TBD		

(*Reimbursement Request #2 was approved on 09/11/25 - Pending Payment)

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

(*Source: Munis 09/30/2025 Project #24336/23350)

Central Middle School Finances			
Appropriated	\$ 112,017,000.00	Invoiced	\$26,756,716.02*
Committed	\$ 101,675,665.67	Paid to Date	\$26,142,545.10*
Budgeted Uncommitted <i>Items are included in the budget but have not yet been purchased or committed to specific contracts</i>	\$ 6,274,148.30		
Owners' Contingency	\$ 4,067,186.03		

C. Other/Next steps

1. **Key milestones and tasks for October, November, and December 2025:**
 - a. Construction Q4 of 2025:
 - i. Continue exterior envelope work to achieve full building weather-tight status.
 - ii. Continue MEP rough-in installations throughout the site.
 - iii. Begin interior framing and drywall installation.
 - iv. Complete roofing installations.
 - b. Photovoltaic (PV / Solar) Update:
 - i. PV installation remains planned for Summer 2027, one year after building turnover .
 - ii. The CMSBC project team continues to ensure the building will be "PV Ready".

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

CMSBC APPROVED - September 30, 2025