

Central Middle School Building Committee (“CMSBC”)
14th Quarterly Report – October 12, 2025 - January 11, 2026
Report Date: January 09, 2026

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 seven (7) Building Committee Meetings for a total of eight (8) meetings during this quarter and for a total of one hundred ninety nine (199) since formation.

The project continues in the Construction Phase.

1. S/L/A/M Collaborative (Architect, “SLAM”) continues to deliver comprehensive architectural support throughout the construction phase, focusing on design coordination, compliance, and documentation. Through the permitting process this quarter, the Deputy Fire Marshal (now Fire Marshal) Mark Dawson, identified several elements to the project that needed redesign. Mr. Dawson, worked with all of our professionals and committee members regarding a required fire alarm system change. Additionally, he determined that Aquarion could not provide adequate water pressure to ensure the fire suppression system would work.
2. Due to Aquarion’s shortfall, SLAM and CMSBC team have been working towards advancing the newly required fire suppression system re-design, associated with a new pump house, and underground water storage tanks. Additionally, due to Fire Marshal enhanced requirements the CMSBC approved a change order for re-design and construction costs for a fully automatic fire alarm system; other proposed modifications are pending.
3. Colliers (Commissioning Agent) continued performing site commissioning activities, with emphasis on mechanical, electrical, and building envelope systems. Approximately 25 submittal reviews were conducted during this quarter. Periodic field visits and observation reports have been issued in alignment with Turner Construction’s QA/QC efforts to confirm construction is completed per specification.
4. This quarter, JLL (Owner’s Representative) managed committee approvals for schedule recovery and the fire suppression redesign, led budget review and contingency reconciliation sessions with the CMSBC Financial Working Group, and submitted the third State Grant Reimbursement Request on November 11, 2025, covering April–October 2025 expenditures. Additionally, JLL conducted weekly site walks and regulatory review meetings with the Construction Manager and Architect to monitor construction activities and ensure ongoing compliance.
5. The State DAS granted approval for PCR-3 allowing the project to go out to public bid for FF&E (furniture fixtures and equipment) and technology packages.
6. Communication to the Community:
 - a. Since the 13th Quarterly Report, three (3) Campus Connections and three (3) neighborhood notices have been issued to keep residents and stakeholders informed of progress and upcoming construction activities. JLL, CMSBC, Turner Construction, and the CMSBC Communications Working Group collaborated to distribute updates on temporary exemptions to the Town's noise ordinance.
 - b. JLL, CMSBC, GPS, and Turner continue joint communication efforts to ensure timely updates for both the surrounding neighborhood and Central Middle School families regarding all construction operations, safety measures, and scheduling changes.

- c. The *CMS Campus Connections* monthly construction bulletin continues to be published by the Communications Working Group and posted on the CMSBC website on the first Wednesday of each month. Bulletins are also released to local media outlets and shared through Greenwich Public Schools communications channels. Here is our most recent *CMS Campus Connections* link: https://resources.finalsite.net/images/v1767798317/greenwich/slhd2hzc7z14k1or0hj/Community_ConstructionUpdateJanuary2026.pdf
7. 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.
8. Construction Progress:
 - a. Ongoing work performed on the exterior envelope includes masonry, sheathing, air/vapor barrier spray applications, and installation of fiber-cement panels across all wings in order to achieve a fully weather tight building envelope.
 - b. Roofing operations have been substantially completed in all major areas.
 - c. MEP rough-ins continue throughout classroom wings and administrative spaces, and drywall installation is underway within the building.
 - d. Utility piping installation for the fire suppression system redesign has begun, following final approvals for corridor trenching and layout. Design and fabrication of the fire pump skid has also been authorized and targeted for release January 2026.
9. Gap Mountain Consulting, an independent third-party consultant, continues providing specialized expertise and monthly vibration monitoring of the existing school throughout construction.
10. Special Testing Laboratories, third-party special inspector, continues to perform all required inspections and, with CMSBC approval, has expanded its scope to include additional reviews to ensure building performance standards are met in line with construction progress. They continue to provide field testing reports and observations.
11. 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	10/28/2025	\$1,120,041.00
Reimbursement Request #3	11/11/2025	TBD	TBD
Future Requests	Frequency TBD		

(*Reimbursement Request #3 was submitted on 11/11/2025-Pending Review / Approval)

3. Funds expended from October 12, 2025 to January 11, 2026

(*Source: Munis 12/30/2025 Project #24336/23350)

Central Middle School Finances			
Appropriated	\$112,017,000.00	Invoiced	\$48,980,194.55*
Committed	\$104,910,918.70	Paid to Date	\$42,695,214.06*
Budgeted Uncommitted Items are included in the budget but have not yet been purchased or committed to specific contracts	\$7,106,081.30		
Owners' Contingency	\$1,626,724.46		

C. Other/Next steps

1. Key milestones and tasks for January, February, and March 2026:

- a. Construction Q1 of 2026:
 - i. Complete exterior building envelope to achieve a fully weather tight enclosure.
 - ii. Continue interior drywall, taping, and finishing across classroom wings, auditorium, and administrative areas.
 - iii. Begin installation of interior doors, casework, and ceiling systems.
 - iv. Continue all MEP installations throughout the site.
 - v. Advance coordination and installation of permanent power, fire water storage tanks, and pump house installation.
- b. Photovoltaic (PV / Solar) Update:
 - i. As previously reported, the PV array installation is planned for Summer 2027, approximately one year after the school's construction completion. This work will be executed independently of the main building project and managed directly by the Town of Greenwich, Greenwich Public Schools, and their selected contractor.
 - ii. Preparatory conduit and pathways installation work continues to ensure the building turnover is "PV Ready."

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

CMSBC APPROVED - January 06, 2026