

Central Middle School Building Committee (“CMSBC”)
15th Quarterly Report – January 12, 2026 - April 11, 2026
Report Date: April 11, 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 six (6) Building Committee Meetings for a total of six (6) meetings during this quarter and for a total of two hundred and five (205) since formation.

The project continues in the Construction Phase.

1. S/L/A/M Collaborative (Architect, “SLAM”) continued providing architectural construction administration services, including delegated design coordination, interior finish detailing, fire protection revisions, and regulatory response documentation related to life-safety systems and specialty program spaces. Fire Marshal coordination remained the most critical regulatory driver during this period, with continued review of fire alarm, fire suppression, kitchen Ansul systems, and specialty instructional space requirements. As previously reported, inadequate municipal water pressure continues to require a dedicated fire pump house and underground storage tanks, which remain the primary schedule and budget risk item.
2. The Central Middle School project has incurred approximately \$2.97 million in additional costs attributable to Authority Having Jurisdiction (AHJ) requirements, driven primarily by Fire Marshal, Building Department, and utility directives rather than owner-initiated scope changes. These costs are largely associated with mandated fire suppression and fire alarm system upgrades, including a dedicated pump house and water storage due to insufficient municipal fire flow, as well as Fire Marshal-directed modifications to specialty instructional spaces. Through active management, coordination, and negotiated scope refinement, the CMSBC has mitigated these impacts where possible. To date, all AHJ-related costs have been absorbed without exceeding the BET- and RTM-authorized project budget.
3. Colliers (Commissioning Agent) continued completing regular site visits, issuing installation checklists, and tracking mechanical, electrical, and envelope system readiness through the Facility Grid platform as interior systems entered testing and integration phases. Quality assurance and quality control activities continued through coordinated site walks, observation reports, and issue resolution meetings aligned with Turner Construction’s QA/QC program.
4. JLL (Owner’s Representative) worked with the building committee regarding schedule recovery coordination, regulatory interface with Town departments, Fire Marshal engagement, and budget and contingency reconciliation with the CMSBC Financial Working Group. JLL supported State DAS reimbursement processing, resulting in receipt of \$3,266,049.00 Reimbursement Request #3 and submission of Reimbursement Request #4, February 13, 2026. Weekly site walks, Owner-Architect-Contractor (OAC) meetings, and regulatory coordination sessions continued to monitor construction progress, manage risk items, and maintain alignment with the August 2026 occupancy objective. The State DAS granted approval for PCR-3, enabling the project to publicly bid the FF&E (furniture, fixtures, and equipment) and technology procurement packages. Bids were received in January 2026, evaluated by SLAM and JLL for technical and cost compliance, and subsequently awarded in February 2026.
5. Communication to the Community:
 - a. Since the 14th 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/v1775144013/greenwich/tzn1k4yvmjcaafiikiqd/Community_ConstructionUpdateApril2026.pdf.
6. Permits Status: Based on the conditions of the Building Permit issuance, Turner Construction and the professional design team continue to coordinate closely with local building officials, Planning & Zoning, Wetlands, Sewer, and the Fire Marshal to maintain code compliance throughout construction. Multiple permit amendments related to fire protection systems, utilities, and specialty spaces are actively under review or have received administrative approvals, with ongoing coordination to support permanent power activation and system commissioning milestones.
7. Construction Progress:
 - a. Exterior envelope work has advanced significantly, with masonry, flashing remediation, air/vapor barrier applications, window installation, and fiber-cement panel installation nearing full completion. The project is targeting a fully watertight building enclosure by the beginning of Q2 to support sustained interior finish and systems work.
 - b. Roofing operations remain substantially complete across all major building areas and continue to support permanent heating and interior construction activities.
 - c. Interior construction has progressed into finish phases, including ceiling grid installation, painting, flooring, millwork, and continued MEP installations throughout classroom wings, administrative spaces, auditorium and specialty program areas.
 - d. Fire protection infrastructure associated with the fire suppression redesign continues to advance. Underground utility coordination and permitting for the pump house and storage tanks are ongoing. The fire pump skid has been released for fabrication. The team is tracking the complete pump house assembly as a primary and significant schedule risk.
8. Gap Mountain Consulting, an independent third-party consultant, continues providing specialized expertise and monthly vibration monitoring of the existing school throughout construction. There are no issues. The existing CMS structure remains safe for occupancy.
9. 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.
10. 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	02/11/2026	\$3,266,049.00
Reimbursement Request #4	02/13/2026*	TBD	TBD
Received to Date:	\$5,062,026.00		

(*Reimbursement Request #4 was submitted on 02/13/2026-Pending Review / Approval)

3. Funds expended from January 12, 2026 to April 11, 2026

(*Source: Munis 03/31/2026 Project #24336/23350)

Central Middle School Finances			
Appropriated	\$112,017,000.00	Invoiced	\$66,774,460.30*
Committed	\$108,160,125.27	Paid to Date	\$58,812,831.86*
Budgeted Uncommitted <i>Items are included in the budget but have not yet been purchased or committed to specific contracts</i>	\$3,856,874.73		
Owners' Contingency	\$772,997.06		

C. Other/Next steps

1. Key milestones and tasks for April, May, and June 2026:

- a. Construction Q2 of 2026
 - i. Completion of the building enclosure and permanent power to support continuous interior finish work and MEP startups.
 - ii. Completion of remaining interior architectural finishes, including flooring, ceiling systems, millwork, doors, and hardware throughout classroom wings, administrative areas, and specialty program spaces.
 - iii. Advance auditorium completion, including ceiling cloud installation, acoustic treatments, and MEP systems integration.
 - iv. MEP systems installation, controls integration, testing, and commissioning coordination throughout the building.
 - v. Permanent power activation and transition fully from temporary electrical service.
 - vi. Permitting, fabrication monitoring, and construction sequencing for the fire pump house, underground fire water storage tanks, and fire pump skid, recognizing this work as the project's primary remaining schedule risk.
- 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 - March 31, 2026