Central Middle School Building Committee ("CMSBC")
16th Quarterly Report – April 12, 2026 - July 11, 2026
Report Date: July 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 seven (7) Building Committee Meetings for a total of two hundred and twelve (212) 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. During this quarter, SLAM led detailed multidisciplinary reviews of PR-019 (fire pump house and underground storage tanks), advanced the temporary fire suppression system design following hydrant flow testing that confirmed municipal water supply below code-required capacity, and conducted formal punch list walkthroughs of second-floor and first-floor areas as interior finishes neared completion. Fire Marshal and Building Department coordination resulted in conceptual approvals for the kiln exhaust, recirculation hood/ANSUL systems, and the permanent fire pump house design. As previously reported, inadequate municipal water pressure continues to require a dedicated fire pump house and underground storage tanks, with permanent system substantial completion now targeted for October 9, 2026, and a temporary diesel-pump solution authorized to support August occupancy.

2. The Central Middle School project has incurred approximately $3.16 million in cumulative 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. During this quarter, additional AHJ-related commitments included Change Order 044-R0 ($188,541.22) for procurement of a temporary diesel fire pump and two 21,000-gallon storage tanks required to support the August 2026 Temporary Certificate of Occupancy following hydrant flow testing that confirmed municipal water supply at approximately 421 GPM, well below code-required fire flow capacity. Through active management, coordination, and negotiated scope refinement, the CMSBC has continued to mitigate these impacts. To date, all AHJ-related costs have been absorbed without exceeding the BET- and RTM-authorized project budget.
    a. In addition to the extraordinary costs for the fire suppression and alarm systems ($3,175,301), expenditures for additional site/rock work, increased vendor costs/ exposures ($1,320,265) arose , as did the need for a temporary fire pump system ($802,000). This last cost arose from the extraordinary delays in the fabrication of the permanent storage tanks. The Committee, therefore, sought additional funds to replenish the Owner's Contingency Fund. The request, totaling $6,000,000, was approved by the RTM on June 15, 2026.
3. Colliers (Commissioning Agent) transitioned from installation tracking to active system commissioning following permanent power energization on May 22, 2026. Initial rooftop unit commissioning began May 28, with daily HVAC startups proceeding throughout June and July in coordination with the Board of Education facilities team. Colliers continued issuing installation checklists, conducting site visits, and tracking mechanical, electrical, and envelope system readiness through the Facility Grid platform. 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. During this quarter, JLL facilitated the temporary fire suppression strategy that led to the June 15, 2026 commitment to Greenwich Public Schools confirming building turnover at the end of August 2026. It also led move-management planning, which began in April 2026, including coordination of materials and supplies provided to existing school staff, as well as moving equipment into storage and into the old building. JLL oversaw and coordinated new furniture deliveries and installation beginning May 26, 2026, for the new building. JLL supported State DAS reimbursement processing; Reimbursement Request #4,has no status change during this reporting period. 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.

5. Communication to the Community:
    a. Since the 15th Quarterly Report, three (3) *Campus Connections* and multiple neighborhood notices have been issued to keep residents and stakeholders informed of progress, upcoming construction activities, road-closure coordination, and the temporary fire suppression installation. JLL, Turner Construction, and the CMSBC Communications Working Group collaborated to distribute updates on Indian Rock Lane partial road closure planning, the school move-in schedule, and community-facing safety measures.
    b. The CMSBC, GPS, JLL, 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/v1780494840/greenwich/lawkmyoasl2zzhuiehd7/Community_ConstructionUpdateSummer2026.people

6. Permits Status: Permanent electrical power was energized by Eversource on May 22, 2026, releasing HVAC startup and commissioning. Fire Marshal Mark Dawson provided approval of the kiln exhaust, recirculation hood/ANSUL, and permanent fire pump house designs following an in-person coordination meeting on April 21, 2026. The State Fire Marshal and Town Building Department have conceptually approved the temporary fire suppression modification (interim solution) pending final documentation. The permanent pump house was submitted to the Department of Buildings May 15, 2026, with structural clarifications provided June 8; review is ongoing. The Greenwich Board of Selectmen approved the Indian Rock Lane partial road closure for the July through early August sewer connection window. Aquarion water service tap was completed May 21, 2026, with line chlorination completed June 11–12. CNG gas service tie-ins occurred May 26, 2026, with meter installation scheduled to follow.

7. Construction Progress:
    a. Exterior envelope work is substantially complete on the north, east, and west elevations. South-elevation main-entrance curtain wall glazing and the gym glazing area are progressing toward closeout, lower-roof coping installation is ongoing, and gutters and downspouts are being set. The building has achieved its watertight enclosure milestone and is supporting sustained interior finishes, mechanical commissioning, and conditioned-space operations.
    b. Roofing operations remain substantially complete across all major building areas and continue to support permanent heating and interior construction activities.
    c. Interior construction is substantially complete on the second floor, with SLAM conducting formal punch list walkthroughs. First-floor finishes are nearing completion, with a punch list beginning during the report period. Auditorium finishes, wall baffles, stage flooring, and seating infrastructure are progressing; auditorium seating was scheduled for late-June installation. Gym wood flooring is

installed with line striping underway and the cougar logo signage complete. Kitchen equipment installation is substantially complete, with final MEP connections in progress. Lighting fixtures are approximately 90% installed in Buildings E and C. Move-management activities began on site with furniture deliveries starting May 26, 2026 and technology installation starting May 27, 2026.

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.

B. Budget & Project Estimate

1. The BET and RTM approved total funding of $118,017,000.00

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 April 12, 2026 to July 13, 2026
(*Source: Munis 06/30/2026 Project #24336/23350

Central Middle School Finances			
Appropriated	$112,017,000.00	Invoiced	$76,223,100.56*
Committed	$108,957,313.81	Paid to Date	$76,107,465.60*
Budgeted Uncommitted *Items are included in the budget but have not yet been purchased or committed to specific contracts*	$3,059,686.19		
Owners' Contingency	$148,556.64		
Supplemental Funding Interim Appropriation 6/15/26	$6,000,000.00		
Total Appropriation	$118,017,000.00		

C. Other/Next steps

1. **Key milestones and tasks for July, August, and September 2026:**

   a. Construction Q3 of 2026
      i. Installation, third-party inspection, and acceptance of the temporary fire suppression system (frac tanks and diesel pump skid) to support the August 2026 Temporary Certificate of Occupancy ("TCO"), targeted on site by August 21, 2026.
      ii. Completion of interior punch list across second-floor and first-floor areas, final FF&E and technology installation, and Health Department final inspection of the kitchen to support TCO.

iii. Completion of MEP systems testing, balancing, controls integration, commissioning, including generator startup, Building Management System integration, and fiber/network activation through Crown Castle/Verizon.
iv. FF&E move-in, Board of Education staff orientation, and building turnover to Greenwich Public Schools to support the start of the 2026–2027 school year in late August 2026.
v. Permanent fire pump house switchover planned by October 26th weekend, followed by demobilization of the temporary fire suppression equipment.
vi. Off-site civil work including the Indian Rock Lane partial road closure for sewer connection (July through early August window), landscape installation, and final paving and site restoration.
vii. Phase 2 mobilization onsite is targeted for June 22, 2026, following relocation of students, faculty, and operations into the new building, with Turner Construction transitioning from new-building completion to existing-building demolition and site reconfiguration without lapse in site control.
viii. Phase 2 Fire lane completion and turnover for use, including dedicated emergency access routing around the new building, targeted to be ready for use by June 26, 2026 to support occupancy and life-safety access during demolition.
ix. Phase 2 Existing Central Middle School abatement and demolition, including hazardous materials abatement, structural demolition, foundation removal, and site restoration of the existing building footprint, targeted for completion by September 24, 2026. Demolition activities will be coordinated with Greenwich Public Schools, neighborhood notifications, and Town departments to manage noise, dust, vibration, and traffic impacts.

b. Photovoltaic (PV / Solar) Update:
   i. As previously reported.

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

CMSBC APPROVED - July 07, 2026