Central Middle School Building Committee ("CMSBC")
17th Quarterly Report – July 12, 2026 - October 11, 2026
Report Date: October 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, including the October 13, 2026 meeting at which this report was approved, the full committee held nine (9) Building Committee Meetings, including two (2) Special Meetings, for a total of two hundred and twenty-one (221) since formation.

The project team includes JLL (Owner's Project Manager), S/L/A/M Collaborative (Architect), Turner Construction (Construction Manager with Trade Contractors), and Colliers (Commissioning Agent). Key milestones this quarter:

In July and August, the project team intensely focused on completion of critical construction and inspection activities to successfully meet new school turnover and occupancy in late August.

1. **Temporary Fire Pump Operational – August 3, 2026:** The temporary fire pump passed testing, witnessed by the Fire Marshal and an independent third-party inspector, clearing the way for occupancy.
2. **Temporary Certificate of Occupancy – August 11, 2026:** The TCO was issued ten days ahead of the August 21, 2026 substantial completion date.
3. **Move-In – August 12–18, 2026:** Staff and school contents moved into the new building, which is now fully occupied.
4. **Phase 1 Substantial Completion – August 21, 2026:** Phase 1 reached substantial completion, and the Fire Marshal approved the new fire access lane.
5. **Ribbon Cutting – August 24, 2026:** The Grand Opening ceremony celebrated the new Central Middle School.
6. **First Day of School – August 27, 2026:** Students began classes in the new building.
7. **Open Houses:** A 7th and 8th grade open house was held on 9/15 and one for 6th grade on 9/23.These open houses welcomed families to the new school, while the tours of the building given to parents received rave reviews.
8. **Phase 2 Abatement & Demolition:** The media center (July) and gymnasium (August) were demolished; the full demolition permit was received in September and demolition of the existing building continued through the end of September 2026.
9. **Indian Rock Lane Sewer Work:** Initial and following test pit excavations for this work in August 2026 revealed rock 10 to 12 feet thick. In lieu of proceeding with this extensive unprojected rock excavation at great additional cost and time, the project team and DPW are evaluating re-use and extension of the existing sewer line on the CMS campus. This would require less rock excavation and allow longer work hours. Nevertheless, the October 31 scheduled opening of the Indian Rock main entrance might be delayed due to this sewer work.
10. **Remaining Phase 1 Items:** Work continues on the kiln room, wood shop, and cooking lab excluded from the TCO, along with the final punch list, commissioning, and owner training.
11. **Communication to the Community:** The project team maintains constant outreach to neighbors and the community through neighborhood notices, CMSBC community updates, and the *CMS Campus Connections* bulletin, posted on the CMSBC website. Most recent edition: https://resources.finalsite.net/images/v1791375787/greenwich/kxk1efakgs63fh5sk5r2/Community_ConstructionUpdateOctober2026.pdf

B. Budget & Project Estimate

1. The BET and RTM approved total funding of $118,017,000.00. The project remains in healthy financial condition and within the authorized appropriation.

2. CT State DAS School Construction Grant Reimbursement Request:

CT Payment Request	Submitted	Received	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 BY CT DAS)

3. Committed Costs, Owner's Contingency, and Total Appropriation:

Central Middle School Finances	
Construction	$98,280,874
Professional Costs	$8,256,322
Utility Costs	$582,750
FF&E	$3,336,017
Permits and Misc. Fees	$317,281
Total Committed	$110,773,244
Remaining Original Owner's Contingency (excludes $6M interim funding)	$1,243,756
Owner's Contingency (BET Restricted)	$1,625,091
Unrestricted Owner's Contingency from Interim Funding	$4,374,909
Total Appropriation	$118,017,000

C. Other/Next steps

1. **Key milestones and tasks for October, November, and December 2026:**
    a. Construction Q4 of 2026
        i. **Permanent Fire Pump & Pump House:** Switchover from the temporary system is targeted for November 23 – 27, 2026, after which the temporary equipment will be removed.
        ii. **Parent Drop-Off Loop:** Build-out of the new parent drop-off loop off Indian Rock Lane, including the driveway, sidewalks, and landscaping, is scheduled to be complete at the end of October 2026.

iii. **Indian Rock Lane Sewer Relocation:** Ongoing and scheduled to be complete at the end of October 2026.
iv. **Old CMS School Demolition:** Demolition of the existing (old) school is scheduled for completion on October 16, 2026, followed by rock removal.
v. **Athletic Fields:** Fit-out of the new athletic fields will begin once demolition and rock removal is complete, with completion of the fields scheduled for the end of November 2026.
vi. **First RTM Meeting at the New School:** Anticipated on December 14 2026.
vii. **Phase 1 Closeout:** Completion of the TCO-excluded rooms (kiln installation targeted for the end of October 2026), the punch list, commissioning, and owner training.
viii. **State Reimbursement:** Anticipated receipt of payment by Mid - November 2026 on the amended Request #4 (filed August 21, 2026), followed by submission of Request #5.
ix. **Day "2" Requests:** Review & resolution of miscellaneous building improvement requests.

b. Photovoltaic (PV / Solar) Update:
   i. The PV installation is managed by Greenwich Public Schools (outside of CMSBC purview), with installation projected to begin in summer 2027.

Respectfully submitted,
Central Middle School Building Committee
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CMSBC APPROVED - October 13, 2026