

Greenwich High School  
 Music Instructional Space & Auditorium Building Committee  
 Report for the quarter ending September 30, 2012  
 January 15, 2013

A. Activities

- a. Continued BSF Plan Completion review of Construction Documents. Documentation requested by the BSF is complete except for the EPA approval of the MISA remediation plan, which approval remains pending.
- b. Continued zoning and building permit review of the balance of project.
- c. Continued development of bid documents for balance of project.
- d. Through the Public Works Dept. & AECOM, continued work to obtain EPA approval of the MISA site remediation plan. The Town responded on Sept. 21 and 27 to EPA & Army Corp of Engineers information requests. Initiated engineering & design work on closed west lot drainage system.
- e. Continued engineering & design work to consider alternate AC system to integrate with the GHS system that is being upgraded to serve the Gym.
- f. BoEd commenced work on Wood Shop and Auto Shop changes to accommodate new auditorium.

B. Financial

a. Pre-construction budget & expenditures

	<u>Pre- Construction Budget</u>	<u>Committed to Date</u>
Architecture	\$ 1,434,250	1,319,501
Construction Management	423,091	386,320
Owner's consultants	215,723	166,178
Other	51,436	36,436
Contingency	<u>5,500</u>	<u>0</u>
Total	\$ <u>2,130,000</u>	\$ <u>1,908,435</u>

b. Construction budget

	<u>Total Budget</u>	<u>Released by BET</u>	<u>Committed to date</u>
Contractor work	\$ 23,540,000	\$ 2,337,000	\$ 1,685,398
2011 Contamination response	1,750,000	1,750,000	1,433,301
Construction soft costs	1,300,000	0	101,311
FF&E	1,500,000	0	0
Contingency	<u>3,495,000</u>	<u>0</u>	<u>13,291</u>
	31,585,000	4,087,000	3,759,071

Contractor Work is the work performed to construct the improvements. The BET released the Phase 1 site work to be performed during the summer of 2011. It includes installation of storm water detention systems, construction of additional parking, bringing current parking into closer compliance with standards, and installation of new parking lot lighting and controls. Phase 2 is the construction of the auditorium, including remediation of soil contamination in the footprint. Phase 3 is the demolition of the present auditorium and the construction of new band, orchestra and electronic music spaces and the construction of the choral rehearsal space from the existing band and orchestra practice space. Phase 3 also includes the site work on the Hillside Road side of the building. About 20 contractors will perform phases 2 and 3 work over a 26-month period.

Contamination response is the work which was performed in response to the discovery of contaminated soils on the Hillside Road site, including the disposal of contaminated soil, testing and air monitoring and costs related to stopping and eventual restarting of site work originally planned for the summer of 2011. It also includes MISA's share of costs of develop the site remediation plan.

Soft costs include construction management, contract administration, permit, testing and inspection fees and expenses.

In March 2012, the Building Committee received updated cost estimates indicating an approximately \$3.1 million increase due to a variety of factors, most directly or indirectly the result of the site contamination. The Committee informed the BoEd, RTM and BET at their respective meetings over the next week. The BC did not ask for an additional appropriation then. This \$3.1 million is in addition to the \$31.585 million budget presented above.

FF&E is furniture, fixtures and equipment, including a/v equipment.

c. Appropriation history, including EdSpec development

May 2012 – F'13 Capital Budget.....	\$ 14,585,000
May 2011 – F'12 Capital Budget.....	<u>17,000,000</u>
Construction appropriations.....	31,585,000
May 2008 – F'09 Capital Budget - A & E funding.....	2,130,000
May 2007 – F'08 Capital Budget - Initial feasibility study.....	<u>100,000</u>
Total appropriated to date .....	\$ <u>33,815,000</u>

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C. Schedule & Next Steps

- a. Obtain EPA approval of auditorium site remediation plan.
- b. Obtain BSF sign-off on bid documents.
- c. Obtain IWWA approval of revised drainage plan.
- d. Solicit, receive & analyze contractor bids.
- e. Obtain BET release of conditions or approval of interim appropriation.
- f. If necessary, obtain RTM approval of interim appropriation.
- g. Obtain zoning & building permits.
- h. Commence construction.

Respectfully submitted,

Greenwich High School MISA Building Committee  
s/Joseph Ross, Chairman