GREENWICH PUBLIC SCHOOLS
Greenwich, CT

Wednesday, November 28, 2018
Cos Cob School (CCS) Relocation Update

After a week-long (October 8-12) school closure due to a water leak and flooding, Cos Cob School students returned to school on October 15, with Kindergarten relocated to Parkway School, Grades 1-2 relocated to Old Greenwich School, and Grades 3-5 remaining at Cos Cob School on the unaffected third floor.

The Cos Cob School re-construction project is on schedule for a return to the classrooms over the Holiday recess.

The second floor sheet rock installation has been completed, and painting is approximately 85% complete. Millwork (cabinetry) has been delivered and installed in 3-4 classrooms on the second floor. Flooring in the art room has been installed. Ceiling tile work on the first floor and the rotunda rebuild began this week.

Regular air quality testing continues to be within acceptable standards.






Background:

On or about Saturday, October 6, a plumbing fixture broke in the second floor art room at Cos Cob School causing a water leak. The leak was discovered Sunday evening, October 7, when falling ceiling tiles set off motion detectors alerting the Greenwich Police Department. School was closed for the week of October 8-12, while a relocation plan was developed and clean-up began.

Old Greenwich School (OGS) absorbed four sections of Grade 1, and three sections of Grade 2 into five classrooms. Cos Cob School's Grade 1 classrooms, with 15-16 students in each section, were combined into two classrooms with two teachers per classroom, maintaining the teacher to student ratio in a co-teaching model. In order to provide five classrooms for CCS for the short-term, OGS displaced band, Spanish, Science lab, Computer lab and English Language Learning classes.

As the only school in the District with enough space on the ground floor to absorb the full CCS Kindergarten, Parkway School is hosting CCS's four Kindergarten classes. By State Statute, Kindergarten and first grade classrooms must be located on the ground floor of the building. In order to provide classroom space for CCS, Parkway displaced instrumental band, English Language Learning, Science, Spanish, and Advanced Learning Program classes that shared three of the classrooms. Parkway also gave up their Maker Space in the Media Center to use for the fourth CCS classroom.

While not optimal, as a short-term solution, instruction for the displaced classes at Parkway and Old Greenwich Schools is currently being delivered as a push-in model, and/or finding space in conference rooms, classrooms and other areas while not in use during the day's schedule.

Extent of damage:

First floor: main office suite, conference room, nurses suite and 7 classrooms/program spaces
Second floor: 3 classrooms, Science lab, media center, computer lab and art room

Damage is primarily limited to millwork/cabinetry, ceilings (tile and drywall), walls (opened up for air to mitigate potential mold growth) and flooring (carpet tile and Vinyl Composition Tile (VCT)).

October 31 Update Summary:

By October 22, the Board of Education (BOE), Board of Estimate and Taxation (BET), and the Representative Town Meeting (RTM) had expedited and voted to accept an Interim Appropriation request of $1.9 million to cover the anticipated costs of clean up, remediation and reconstruction of Cos Cob School, as well as costs for furniture, transportation and other relocation-related expenses.

By October 29, the clean-up and remediation activities had been completed. During the remediation process, contractors were invited to quote the reconstruction project. They inspected the site, and developed and submitted quotes. The quotes for reconstruction were reviewed by the District and the insurance company. The District expected to select a vendor that week and would begin work with the various Town departments to expedite the contract and insurance approval processes in order to

begin construction as soon as possible. The intention is to have the reconstruction work and subsequent inspections and approvals completed in time to return to the school over the December Recess.

Baseline air quality testing was conducted on October 8 and periodic testing continues. As of the October 31 Update, all air quality test results have been within acceptable standards. Although Cos Cob School was rebuilt in 1993, well after the elimination of use of products with asbestos, in an abundance of caution, the District tested for asbestos as well. All tests for asbestos were negative.

November 8 Update Summary:

A contractor for the reconstruction project was selected by November 2 - Wernert Construction Management, LLC. During the week of November 5, Greenwich Public Schools administration worked with Wernert and the various Town departments to expedite the contract and insurance approval processes in order to begin construction the following Monday. The expectation is to begin mobilization and construction at the site as early as Monday (Nov. 12). In the meantime, the selected contractor collaborated with District and building administrators to select materials for the finishing and millwork components of the project.

Also, based on further review and as a precautionary measure, additional sheet rock and ceiling tiles were removed to ensure the full scope of the damaged areas were mitigated.

Assuming schedule stays on target, the intention is to have the reconstruction work and subsequent inspections and approvals completed, in time to return to the school over the December Recess.

November 14 Update Summary:

Cos Cob School reconstruction began on Monday, November 12. Materials for the finishing and millwork components of the project have been selected and ordered. District administration has directed Wernert Construction to prioritize completion of the classrooms on the first and second floor. The project remains on schedule for completion in time to return grades K-2 classrooms to the school over the Holiday Recess, and for students to return to their classrooms following the break. The media center and art room may take longer to complete due to the extensive damage and additional finishing and millwork required for those two spaces.

District and school administration continue to meet regularly to address any challenges or needs; planning for the move back to the school has begun as well. Air quality testing results remain within acceptable standards.

November 21, Update Summary

The Cos Cob School reconstruction project remains on schedule for completion in time to return over the Holiday Recess.

Sheetrock installation has been completed on the 2nd floor; and 1st floor sheetrock installation and 2nd floor classroom painting has begun. Crews worked over the Thanksgiving break.

Regular air quality testing continues to be within acceptable standards.

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