

Greenwich High School  
Music Instructional Space & Auditorium Building Committee  
Report for the quarter ending September 30, 2011  
November 1, 2011

A. Activities

- a. Initiated site work in the north, west and south parking lots to expand parking before beginning auditorium construction and minimize peak adverse parking effects of the project. In addition to the parking expansion itself, drainage structures, lighting and security camera removal and installation were part of this Phase 1 work. This work was to have been completed prior to school opening at the end of August.
- b. About July 12, construction workers encountered what appeared to be contaminated soil adjacent to the west parking area. The material was tested and found to contain high concentrations of PCBs, heavy metals and petroleum materials. Work was halted at that site, the area fenced and the findings reported to Greenwich, State and Federal agencies having jurisdiction. The Board of Education closed the fields pending ascertaining the scope of the contamination.
- c. As a result of the contamination discovery, construction on the west parking lot and related drainage work was halted, plans were developed and executed to remove contaminated excavated soil from the site to approved landfills and plans developed with the Board of Education and others to assess the contamination on the fields and re-open them as soon as possible.
- d. At its August 4 special meeting, the BET, , released \$1.338 million of appropriated funds to the Building Committee to pay the additional costs related to the site contamination and additional work mandated by Town agencies subsequent to approval of the project budget. The money was spent on laboratory testing and removing contaminated soil, temporary restoration of lighting and security equipment, de/remobilization to complete work in the summer of 2012 and importing clean top soil to replace contaminated soil which was unusable.
- e. The work in the north and south parking lots continued and was completed shortly after school opened.
- f. Continued development of Construction Documents,
- g. Applied for zoning and building permits for the balance of project.
- h. Continued BSF Plan Completion review of Construction Documents.

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- i. Completed structural and acoustic peer reviews.
- j. Initiated development of bid documents for balance of project.

B. Financial

a. Pre-construction budget & expenditures

	<u>Pre- Construction Budget</u>	<u>Committed to Date</u>
Architecture	\$ 1,408,250	1,289,501
Construction Management	408,091	286,347
Owner's consultants	235,247	156,552
Other	59,000	4,748
Contingency	<u>19,412</u>	<u>0</u>
Total	<u>\$ 2,130,000</u>	<u>\$ 1,737,148</u>

b. Construction budget

	<u>Total Budget</u>	<u>Appropriated to date</u>	<u>Released by BET</u>	<u>Committed to date</u>
Contractor work	\$ 23,540,000	\$ 15,356,000	\$1,800,000	\$ 1,675,315
Construction soft costs	1,300,000	500,000	0	100,000
FF&E	1,500,000	144,000	0	0
Contingency	2,475,000	1,000,000	0	24,685
Environmental contamination work				
Soil testing & air monitoring			88,000	212,000
Contaminated soil removal			770,000	905,000
Import clean soil			100,000	82,000
Temporary light & security			175,000	105,000
Reseal & stripe pkg lot			30,000	4,000
IWWA & Tree Warden			85,000	0
Legal				15,000
Contingency			<u>90,000</u>	<u>15,000</u>
Total	<u>\$ 28,815,000</u>	<u>\$ 17,000,000</u>	<u>\$ 3,138,000</u>	<u>\$ 3,138,000</u>

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 from Nov. 2011 thru Dec. 2012. 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. This work will take place from Dec 2012 thru May 2014. Phases 2 and 3 will include about 20 contractors.

On Aug 4, the BET released \$1.338 million of the project's appropriation to fund the emergency work necessary to clear the site of contaminated soil in order to re-open the west parking lot for school and to pay for other contamination-related work.

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

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

C. Schedule & Next Steps

- a. Complete value engineering.
- b. Prepare bid packages, including add alternates.
- c. Solicit bids for Phase 2 and 3 work.

Respectfully submitted,

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