

Greenwich High School  
Music Instructional Space & Auditorium Building Committee  
Report for the quarter ending March 31, 2012  
April 3, 2012

A. Activities

- a. Continued zoning and building permit review of the balance of project.
- b. Continued BSF Plan Completion review of Construction Documents.
- c. Continued development of bid documents for balance of project.
- d. AECOM developed additional information concerning PCBs mixed with the ground water beneath the parking lot adjacent to the new auditorium. Excavation plans for the site have been amended to provide for a coffer dam to prevent ground water from entering the excavation. AECOM used the information developed to update a soil-handling & remediation plan and estimated costs for the auditorium site which are included in the bid documents. The plan will require CT DEEP, EPA and other regulatory body approvals.
- e. Initiated engineering & design work on closed west lot drainage system.
- f. Initiated engineering & design work to consider alternate AC system to integrate with the GHS system which is being upgraded to serve the Gym.
- g. Obtained BET release of \$250,000 of previously appropriated funds to conduct the work in e. & f. above, conduct invasive asbestos investigations in the current auditorium, continue AECOM's environmental work and continue other pre-construction services.
- h. Obtained BET approval of the \$14,585,000 F'13 appropriation request. This amount consists of four components:
  - \$12,215,000 estimated to complete construction
  - 1,470,000 to restore contingency used last summer to deal with the PCB soil remediation
  - 600,000 estimated cost going forward to deal with contaminated soil in the new auditorium's footprint
  - 300,000 estimated additional cost to switch the wood shop and engine shops locations within the Science Building so the engine shop will have access to the parking lot ramp.
- i. At the Tue. 3/6 Building Committee meeting, 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 decided to not ask for a budget increase at this time because of the lack of time to properly vet the numbers and given the present schedule, seeking an interim appropriation with bids in hand appears better than seeking one based on more estimates.

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j. Frank Napolitano resigned from the Committee. Leslie Tarkington replaced Bill Kelly as the BET voting representative. The Committee elected Jackie Welsh as Vice-Chairman.

B. Financial

a. Pre-construction budget & expenditures

	<u>Pre- Construction Budget</u>	<u>Committed to Date</u>
Architecture	\$ 1,434,750	1,289,501
Construction Management	423,091	381,320
Owner's consultants	214,373	166,178
Other	51,436	36,436
Contingency	<u>6,350</u>	<u>0</u>
Total	<u>\$ 2,130,000</u>	<u>\$ 1,873,435</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	\$ 1,685,398
Construction soft costs	1,300,000	500,000	0	101,311
FF&E	1,500,000	144,000	0	0
Contingency	<u>2,475,000</u>	<u>1,000,000</u>	<u>0</u>	<u>13,291</u>
	28,815,000	17,000,000	1,800,000	1,800,000

Additional money released for contamination response

Soil testing & air monitoring	391,008	313,259
Contaminated soil removal	921,405	898,370
Import clean soil	83,986	81,886
Temporary light & security	95,005	89,705
Demob/mob & bond	64,000	0
Reseal & stripe parking lot	3,750	750
Legal	29,943	15,943
Asbestos	50,000	0
Construction management	35,000	0
Contingency	<u>75,903</u>	<u>0</u>
	1,750,000	1,399,913
Total	<u>\$ 28,815,000</u>	<u>\$ 17,000,000</u>
	<u>\$ 3,550,000</u>	<u>\$ 3,199,913</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. 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. Phases 2 and 3 work will be performed by about 20 contractors over a 26 month period.

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. Obtain regulatory approval of auditorium site remediation plan (early May).
- b. Obtain BSF sign-off on bid documents (early June).
- c. Solicit, receive & analyze contractor bids (end of August).
- d. Obtain BET release of conditions or approval of interim appropriation (Sept. BET).
- e. If necessary, obtain RTM approval of interim appropriation at Oct. RTM.
- f. Obtain zoning & building permits.
- g. Commence construction late Sept. or Oct.

Respectfully submitted,

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

**To:** Representative Town Meeting Committee Members

**From:** GHS/MISA Building Committee

**Date:** March 30, 2012

**Re: Project Status and Cost Projections**

### Discovery of Contamination

The Phase I Site Work for the project was competitively bid and awarded in the spring of last year. This work consisted of the alteration and enlargement of the North Parking Lot, West Parking Lot, South Parking Lot, entrance roadways to Hillside Road and drainage work on site. This work commenced as soon as classes ended in June.

As work proceeded at the westerly edge of the West Parking Lot (area between the end of the existing paving and fields #2, #3 and #4), the contractor came across multiple areas of suspicious materials. The contractor was directed to stop all operations in that area and subsequent testing revealed that much of the soil already excavated and stockpiled was in fact contaminated. However, the contractor was able to complete the North Lot, South Lot, entrance roadway work and a small portion of the drainage work in time for the opening of classes in September.

During the summer an engineered plan was submitted to the Town, State and Federal authorities to remove the stockpiled materials and temporarily fence off the westerly portion of the West Parking Lot. Funds to do this work were authorized from the BET. Such funds were previously approved by the RTM for actual new construction work on MISA. This removal work and fencing was completed in the fall.

At the same time additional soil testing was performed which indicated that there was some surface contamination at the playing fields and further engineered plans needed to be developed.

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### Subsequent Evaluations

The building committee recognized that a reasonable way forward would be to bifurcate the MISA project from the rest of the site. In the fall and winter we commenced a soil testing program in the MISA footprint area hoping that this area (West Parking Lot between the Gym and Science Wing) would be free of contaminated soils. Unfortunately, some contamination was also found in such areas.

After doing an engineering evaluation of the MISA footprint soil borings, tests and preliminary discussions with State and Federal authorities, it became evident that the MISA project could still be bifurcated from the rest of the site but would need to develop a separate remediation plan. This plan was developed separately but in conjunction with Dept. of Public Works overall remediation plan. This remediation plan was submitted in February, however, it is now being modified due to recent discoveries of ground water contamination and the suggested revisions to our drainage system from an infiltration design to a strictly detention design.

### Anticipated Schedule

We anticipate re-submitting the revised MISA remediation plan by the middle of April and hopefully receive State and Federal approval in late May. Upon approval we will submit to B.S.F for state funding approval which allows us to bid the project. All these activities would lead us to an early fall re-start of the project.

### Project Costs Projections

Based upon what we know to date, we have prepared a chart showing the anticipated Building Program Costs and the Cost Impacts due to the Environmental Issues. Most of these costs are based upon our Construction Manager's estimates and estimates by Environmental Consultants.

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We intend to competitively bid the Building Program Work and the Environmental work as soon as we receive the approvals from all authorities. These actual bids will be submitted to BET for release of funds as previously required.

\$1,500,000 of the Environmental Impact Costs have already been expended and therefore are actual. The remaining \$3,100,000 is based upon assumptions and estimates and will be bid and/or refined as actual information is available.

### Recent Actions

The building committee has held meetings with the Board of Education, the BET Budget Committee and the BET in March. We also presented a status report to the Representative Town Meeting in March..

A request was made to the BET to release \$250,000 from the remaining MISA funds being held. This would allow for more work by Consultants to further the State DEEP, Federal EPA, BSF and Greenwich Town agencies reviews and approval. These will help better define the environmental costs and schedule impacts. This request was approved at the March BET meeting.

**GHS/ MISA  
PROJECT COST PROJECTION UPDATE**

	(1) Anticipated Cost	(2) Approved by RTM 2011	(3) B of E Request to RTM 2012	(4) Released by BET 2011/2012
<b>1. Building Program Costs</b>				
Previous Budget	\$28,815,000	\$17,000,000	\$11,815,000	\$1,800,000
Phased Funding Impact	\$400,000	\$0	\$400,000	\$0
Asbestos & Abatement Work Allowance	\$300,000	\$0	\$0	\$0
Increased VoTech Program	\$300,000	\$0	\$300,000	\$0
Additional Tree Warden Requirements	\$200,000	\$0	\$0	\$0
Revised South Lot Drainage (Wetlands)	\$75,000	\$0	\$0	\$0
<b>Sub Total</b>	<b>\$30,090,000</b>	<b>\$17,000,000</b>	<b>\$12,515,000</b>	<b>\$1,800,000</b>
<b>2. Environmental Program Impacts (MISA Footprint &amp; West Parking Lot Only)</b>				
Initial Phase Soil Testing & Remediation	\$1,500,000	\$0	\$1,470,000	\$1,500,000
Escalation due to Delayed Start (12 months)	\$860,000	\$0	\$0	\$0
Water & Pumping Isolation (Cofferdam)	\$700,000	\$0	\$0	\$0
Next Phase Soil Remediation	\$600,000	\$0	\$600,000	\$0
Increased Schedule Duration (3 months)	\$400,000	\$0	\$0	\$0
Revised Drainage & Utility Runs	\$300,000	\$0	\$0	\$0
Re-Design, Testing & Monitoring	<u>\$250,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$250,000</u>
<b>Sub Total</b>	<b>\$4,610,000</b>	<b>\$0</b>	<b>\$2,070,000</b>	<b>\$1,750,000</b>
<b>Total</b>	<b>\$34,700,000</b>	<b>\$17,000,000</b>	<b>\$14,585,000</b>	<b>\$3,550,000</b>

Pre Construction Costs (Initial Studies)           \$100,000  
 Pre Construction Costs (A&E)                       \$2,130,000  
**Grand Total   \$36,930,000**