

Greenwich High School
 Music Instructional Space & Auditorium Building Committee
 Report for the quarter ending June 30, 2012
 August 21, 2012

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. Completed and submitted application for State financial support, which was accepted and qualifies the project for State financial support and includes it in the F'12 approved projects list.
- c. Continued zoning and building permit review of the balance of project.
- d. Continued development of bid documents for balance of project.
- e. Through the Public Works Dept. & AECOM, continued work to obtain EPA approval of the MISA site remediation plan. Initiated engineering & design work on closed west lot drainage system.
- f. Continued engineering & design work to consider alternate AC system to integrate with the GHS system that is being upgraded to serve the Gym.
- g. Obtained BET release of \$237,000 previously appropriated for alterations to wood and automobile shops with total bid costs of \$537,000. Subsequent negotiations resulted in a price of \$485,000 for this work, which will be carried out during the summer of 2012.
- h. Obtained RTM 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.

B. Financial

- a. Pre-construction budget & expenditures

| | <u>Pre- Construction Budget</u> | <u>Committed to Date</u> |
|-------------------------|-------------------------------------|------------------------------|
| Architecture | \$ 1,434,250 | 1,289,501 |
| Construction Management | 423,091 | 386,320 |
| Owner's consultants | 215,723 | 166,178 |

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| | | |
|-------------|---------------------|---------------------|
| Other | 51,436 | 36,436 |
| Contingency | <u>5,500</u> | <u>0</u> |
| Total | \$ <u>2,130,000</u> | \$ <u>1,878,435</u> |

b. Construction budget

| | Total <u>Budget</u> | Released <u>by BET</u> | Committed <u>to date</u> |
|--------------------------------|------------------------|---------------------------|-----------------------------|
| Contractor work | \$ 23,540,000 | \$ 2,337,000 | \$ 1,685,398 |
| 2011 Contamination response | 1,750,000 | 1,750,000 | 1,422,071 |
| 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

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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..... | 17,000,000 |
| May 2008 – F'09 Capital Budget..... | 2,130,000 |
| May 2007 – F'08 Capital Budget..... | <u>100,000</u> |
| Total appropriated to date | <u>\$ 33,815,000</u> |

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. Carry out carpentry & automobile shop space changes during summer 2012.
- e. Solicit, receive & analyze contractor bids.
- f. Obtain BET release of conditions or approval of interim appropriation.
- g. If necessary, obtain RTM approval of interim appropriation.
- h. Obtain zoning & building permits.
- i. Commence construction.

Respectfully submitted,

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