



Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS

Meeting Number	22-026
Purpose	Weekly Meeting
Meeting Date	12/13/2022
Meeting Time	8:00 AM
Location	290 Greenwich Ave - Board of Education Building - Havemeyer Board Room

Committee Members		Virtual / In Person	Attendance
Chairman	Tony Turner	In Person	Present
Vice Chairman	Clare Lawler Kilgallen	In Person	Present
Secretary	Christina Poccia	Virtual	Present
	Todd Klair	Virtual	Present
	Greg Piccininno	In Person	Present
	Joe Rossetti	In Person	Present
	Josh Caspi		Absent
BET Rep	Nisha Arora	Virtual	Present
BOE Rep	Laura Kostin	In Person	Present

Ex-Officio Members			
FSAC for People w/ Disabilities	Steph Cowie		Present
BoS Rep	Lauren Rabin	Virtual	Present
RTM Rep	Mike Spilo	Virtual	Present
DPW rep	Michael Kiselak	Virtual	Present
Dr. Toni Jones rep	Daniel Watson	In Person	Present
P&Z rep	Dennis Yeskey	Virtual	Present

Meeting Attendees			
Owners Rep	Chris Cykley		Present
SLAM	Kemp Morhardt		Present
CMS Principal	Tom Healy		Present
CSG	Bob Chaney		Present
BET	Dan Ozizmir		Present
BET	Laura Erickson		Present
Purchasing	Eugene Watts		Present
EMAC	Peter Schweinfurth		Present

Agenda Item	Topic	Description
1.00	Call to Order	Motion to call the meeting to order 8:10am
2.00	Meeting Management	Moving forward the meeting will be held in strict accordance to the agenda and will not support any personal attacks or diversions of topics.
2.01	Town Charter	Town Charter will be upheld as it states that we are to build according to the Board of Ed specs.
3.00	Discussion and possible vote on agreement structure for the architect elect, including initial budget and deliverables, to complete feasibility	Second Selectman Lauren Rabin moves to approve \$567,000 for the architectural fees for schematic and land use for Jan-April. Seconded by Ms. Nisha Arora.
3.01	Discussion and possible vote on agreement structure for the architect elect, including initial budget and deliverables, to complete feasibility	Second Selectman Lauren Rabin is comfortable with the totals shown in the next 4 months for feasibility and schematics.
3.02	Vote	8-0-0 - Approved
4.00	Architectural Agreement	Architectural agreement will need to be signed by Jan 1st to maintain project schedule.
4.01	Discussion and possible vote on additional cost needed to complete feasibility, including a proposal from CSG on environmental engineer	Mr. Greg Piccininno moves to approve \$255,000 for the project fees for completion of feasibility for Jan-April. Seconded by Ms. Clare Kilgallen
4.02	Discussion and possible vote on the final draft of the Construction Manager at Risk RFP	5-3-0 Approved

5.00 Environmental Engineer	Environmental proposal has not been received and will need to be voted on at our next meeting. Specific vendor name, cost and description to be circulated prior to vote.
5.01 Traffic Study	Assessment of proposed layout on site, traffic counts, traffic impact and intersections. This will need to be submitted to the state and should not be conducted during winter breaks.
5.02 Feb Winter Break	February Winter break is Feb 13-19 for public schools and private schools have a 2 week break in March.
5.03 Traffic Study	Ms. Christina Poccia moved to strike traffic study of \$40,000 from agenda item 4. Mr. Michael Spilo seconded.
5.04 Vote	2-5-0 - Keep traffic study amount in feasibility.
5.06 Vote	Vote on agenda item for additional project completion of feasibility.
5.07 Vote	8-0-0 - Approved
6.00 Discussion and possible vote on the final draft of the Construction Manager at Risk RFP	It has been confirmed that all CMSBC will table this discussion for the next CMSBC meeting.
7.00 Other	Milestones to be conveyed to team members to understand the next steps required.
7.01 Other	If additional borings are needed we should have this discussion at the next meeting.
7.02 Other	Executive session have been and will be coordinated with the assistant town attorney.
7.03 Other	All additional items that need RFP to be listed on the agenda for the next meeting.
8.00 Pending Invoices	No pending invoices.
9.00 Approval of minutes for Aug. 2, Nov. 15, Nov. 22, Nov. 29, and Dec. 6	Not ready for approval.
10.00 Next Meetings	Next meeting is Dec. 20, 8 am at Havemeyer
11.00 Meeting	Moved to adjourn meeting 8:51 am
11.01 Vote	All in-favor - Unanimous - 8-0-0

Meeting Closed



Prepared by:

Christina Poccia, Secretary
Central Middle School Building Committee