



Central Middle School Building Committee

Meeting Minutes

**MEETING DETAILS**

Meeting Number	23-018	
Purpose	Weekly Meeting	
Meeting Date	4/18/2023	
Meeting Time	8:00 AM	
Location	Virtual	

Attendee	Committee Members	Attendance
Chairman	Tony Turner	DRC - Member Virtual
Vice Chairman	Clare Lawler Kilgallen	DRC - Member Virtual
Secretary	Christina Poccia	DRC - Member Virtual
	Todd Klair	Virtual
	Greg Piccininno	Virtual
	Joe Rossetti	DRC - Member Virtual
	Josh Caspi	DRC - Member Virtual
	Nisha Arora	Virtual
BET Rep	Laura Kostin	DRC - Member Virtual

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

Attendee	Meeting Attendees	Attendance
CSG, Owner Rep	Chris Cykley	Virtual
CSG, Owner Rep	Jim Giuliano	Virtual
CSG, Owner Rep	Sam D'Agostino	Virtual
SLAM	Amy Samuelson	Virtual
SLAM	Kemp Morhardt	Virtual
Principal	Tom Healy	DRC - Member Virtual
Turner, CM	Tim Klepps	Virtual
Turner, CM	Valerie Donahue	Virtual

Agenda Item	Topic	Description
1.00	Call to Order	Meeting called to order by Mr. Tony Turner at 8:07am
2.00	Housekeeping - Central Middle School - Turner Agreement	Turner agreement will be circulated to the team in the coming weeks for comment
2.01	Housekeeping - Central Middle School - Turner Agreement	Turner agreement is with Greenwich procurment for final review before the CMSBC circulation
2.02	Housekeeping - Central Middle School - Design Meeting	Design meeting scheduled for Wed 4/19 at 4:00pm at Central Middle School.
2.03	Housekeeping - Central Middle School - Board of Ed Meeting	7:30pm BoE meeting is Thur and will address the board of ed specs.
2.04	Housekeeping - Central Middle School - DRC Meeting	For future design meetings we will have a camera pointing in the room.
2.05	Housekeeping - Central Middle School - Meeting Attendance	Any absenses for any meetings to be sent before meeting is to take place. At a minimum members should contact officers.
2.06	Housekeeping - Central Middle School - DRC Meeting	Mr. Joe Rosetti clarified that the DCR meetings are moving forward, process and procedures can be clarified.
3.00	CSG Update	CSG presented a scorecard that is schedule is shifted one week. According to the schedule we will have pricing from Turner for concept on May 5th.

3.01 CSG Update - Traffic Study	SLAM confirmed that the traffic report should be received either the end of this week or next. SLAM will confirm the exact date.
4.00 SLAM Update	SLAM conveyed the update of the presentations to date.
4.02 SLAM Update	Communications Sub-Committee to discuss what deliverables from SLAM should be posted on community websites.
4.03 SLAM Update	Ms. Clare Kilgallen stated that SLAM presentation will not be circulated to the public until the CMSBC has voted on the approved presentation and will be shared at a community meeting and will give the community opportunity for feedback. The sub-committee will socialize the community meeting through many different outlets to optimize the attendance. Ms. Christina Poccia requested at our next meeting for the sub-committee to confirm how the meeting will be socialized and give the opportunity for all committee members to contribute to optimize attendance.
4.04 SLAM April Hours	Moved by Ms. Nisha Arora and seconded by Mr. Joe Rosetti for approval of SLAM hours for April for the amount of 50.5 hours for \$14,720
4.05 SLAM April Hours	3-3-2 Mr. Josh Caspi absent (Mr. Tony Turner, Ms. Clare Kilgallen, and Mr. Todd Klair nay, Ms. Nisha Arora and Ms. Laura Kostin abstain)
4.06 SLAM April Hours	Ms. Clare Kilgallen moved to approve April hours of \$10,535 for projected hours, but with the caveat that SLAM will request in advance the draw down. Seconded by Mr. Joe Rosetti
4.07 SLAM April Hours	7-1-0 Passed - Mr. Josh Caspi absent
5.00 Turner Construction Update	Turner Construction continues to meet with SLAM and CSG on a weekly basis. Turner will submit a sample of what the format of the concept estimate will look like and will be circulated to the entire CMSB
5.01 Turner Update	Current plan is to wait on the determination of the sqft before submitting the concept design.
5.02 Turner Update	\$67.5mm, Turner to comment on the size school that could be built for the \$67.5mm. Turner Construction confirmed they can work of benchmarks from other schools have been built to help determine the cost. However, the massing, sqft and site that SLAM will provide will help narrow down the cost for the concept phase.
8.00 All invoices	Mr. Greg Piccinno amended his motion, CSG is to review all invoices except legal prior to coming to the CMSBC for review and approval. Ms. Christina Poccia seconds.
8.00 Vote - All invoices	5-2-0 (Mr. Josh Caspi, Mr. Todd Klair absent, Mr. Tony Turner and Ms. Nisha Arora nay)
4.02 SLAM Update	New tentative target completion date for schematic design is estimated to be end of June
7.00 Other	Mr. Joe Rossetti requested to add author of documents to put their title block on the sheets to confirm where this is coming from.
5.00 Turner Construction Update	Agreement will be reviewed in the coming weeks.
5.01 Turner Construction Update - Estimate	Preliminary estimate being completed by Turner is based off which sqft. Mr. Tony Turner to request this information. Turner to include what is the largest school we can build with the budget that has been approved by the BET, Mr. Tony Turner to request Turner Construction be able to answer these items at the next meeting.
6.00 Sub-Committee - Update	Sub-committee has received additional addresses to reach out to the neighbors CMSBC, CMSBC e-mail address will be added to the school website to help facilitate the communication with the CMSBC. The agenda for the next building committee is being drafted.
6.01 Sub-Committee - Update	Ms. Clare Kilgallen has confirmed the best way to receive updates for the Central Middle School project is the Building Committee website. <a href="https://www.greenwichschools.org/departments/facilities-rentals/building-grounds-projects/central-middle-school-building-committee">https://www.greenwichschools.org/departments/facilities-rentals/building-grounds-projects/central-middle-school-building-committee</a>
7.00 Other	No other business to come before committee
8.00 Discussion and vote on any pending invoices	Langan Invoice LCT 0603169 Dated March 6, 12,543.60 Moved by Ms. Clare Kilgallen, Mr. Joe Rosetti seconded.
8.01 Langan Invoice LCT 0603169 Dated March 6, 12,543.60	6-0-0 Passed - Mr. Josh Caspi, Mr. Todd Klair, and Mr. Gregg Picininno
8.02 SLAM March Invoice# 1027898	SLAM March Invoice# 1027898 - \$12,520.
8.03 SLAM March Invoice# 1027898	6-0-0 Passed - Mr. Josh Caspi, Mr. Todd Klair, and Mr. Gregg Picininno

9.00 Approval of minutes for March 21, April 4th, and April 11th	Meeting min not ready for vote
10.00 Next Meeting 4/25	Next meeting to be held on 4/25
11.00 Adjourn	Mr. Joe Rossetti moved that we adjourn, and Ms. Nisha Arora seconded.
11.01 Adjourn	Meeting adjourned at 10:24am

Meeting Closed



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**Prepared by:**  
Christina Poccia, Secretary  
Central Middle School Building Committee