

5/17/23 CMSBC Community Meeting – Mentimeter + Index Card Q&A

Sustainable Design:

1. We continue to press all parties to include net zero energy infrastructure in the design and execution...high priority to ensure high health & learning outcomes.
SLAM has been hired to design a net zero or net zero-ready building.
2. Concerned about embodied carbon in the materials. If using stone would like to see it sourced from region...limit of concrete and use pervious surfacing for these long driveways.
The reduction of embodied carbon will be one of the factors used in selecting building materials. In addition, SLAM is signatory to the SE 2050 and ensures the reduction of carbon impact of concrete foundations and floor slabs by approximately 30% by replacing the Portland cement content of concrete in our specifications with ground glass pozzolan or other substitutes.

School Programming:

3. We cannot reduce Central Middle School any further than it has already been reduced. How can we help the BET and the other town bodies understand that? *Perhaps a joint meeting to allow the BOE to present about the academic spaces and needs could be considered. It is difficult to help individuals understand educational needs when they have not heard the hours of discussions at BOE meetings.*
Every community is different. It is difficult to compare Central Middle School to other buildings across the state in other districts where they:
 - *Do not team.*
 - *Do not have an orchestra program.*
 - *Do not offer the GPS level of world languages.*
 - *Do not have Literature and Writing courses.**Space requirements for these programs at Central MS make a difference in the overall size of the building.*
4. Can the “educational specs” be divided into “phases” for the project to be completed over time in 2 major phases? Would this comply with the mandate of the building committee? *A school building is designed and constructed at one time pursuant to the size of the enrollment. OSCG&R would not fund a school construction project that didn’t meet the highest eight year enrollment projection.*
5. Since some have a concern that the design is too large based on current enrollment, has there been any thought of moving some kids from Eastern which is often referred to as overcrowded? *The current BOE cannot speak for future BOE members, however, both Western and Eastern Middle Schools are currently running on the high side of capacity as presented during the FY24 budget Q & A*
6. I understand the plan is like New Lebanon in that the Board of Ed has students staying in the current building while the new CMS is built. Is that common practice? *See answer to question No. 8 below.*

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7. Have other sites been considered? If not, why not? Beautiful Town Hall (formerly HS) would be a great CMS. Politicians and bureaucrats can occupy some other office buildings. *The location for a middle school is important and there must not only be space for the building itself, but also for all the other important areas needed to be a thriving middle school (traffic circulation for drop off and pickup, fields for multiple sports, tennis courts, gymnasium, auditorium, etc.). Town Hall is not an adequate building as it is currently modified away from being a school, including the removal of the gymnasium.*
8. Is it a common practice in the building of schools that students and staff remain on site during construction? *It is common to both build on the existing site of an active school as well as renovate a school while it is occupied. All 3 of the professional consulting team have performed both new construction on an existing site while occupied as well as renovations while the school is occupied.*
9. Why are there 3 times as many bathrooms in the new school ed-specs? *The number of plumbing fixtures required are outlined in the plumbing code. See response to question 16.*
10. Why are similar schools with 660 student capacities being built at under 100k sq ft whereas this one is 124k sq ft? *The one project which gets compared to Central Middle School is the new Cromwell Middle School. Cromwell has a slightly smaller enrollment than Central MS. However, they are building three separate wings for three grades. They are not building a two-team model for each grade level. The same teachers do not share the exact same students. Also, they do not have spaces for orchestra, they only need three world language rooms, they only have one assistant principal, and several other differences in space requirements. They are building an auditorium for 500, and they also have a gym which seats 200. They are also utilizing a tighter gross up factor.*
11. Will the new building be able to accommodate the expected community and student population growth with new multi-unit housing in Greenwich? *GPS provided a list of the planned developments, and possible developments, which were known as of September 2022. There are many units planned, so it will greatly depend on the number of students per unit on a building calculation.*

In fast growing areas of the United States, school districts track 1 bedroom, 2 bedroom, and 3 bedroom planned units within a development to determine the expected number of students which may come from a new complex. This happens after current student addresses are run through existing complexes to determine if there are commonalities across Greenwich for the per student in apartment or condo complexes.

GPS has not done this work to date, but if new developments begin to emerge on a larger scale, this modeling may need to take place to assist with refinement of projections.
12. Why is the “administration” part of the building the biggest % increase in sq ft between the old building and new building?

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The Administration line item includes the main office and admin team, counseling suite, nurse's suite, and faculty support. Support services for mental health and wellness offered in today's schools require areas that were not allocated in schools designed in 1957. Additionally, nurse's suites now need to include an isolation room to reduce the transmission of airborne infections (i.e.: COVID), which can also serve as a treatment room and private space for discussing sensitive medical issues considering current HIPAA regulations.

13. The facilities master plan called for the new school to reuse the media center and science classes built in 1999. Why was this plan abandoned? *The Board of Education explored many options during Master Plan discussions, including consolidating two middle schools and/or moving Havemeyer staff to the CMS campus. The concepts were not accepted for future planning.*

In addition, keeping an old portion of the building and connecting to new construction has many limitations from connecting old or installing new life safety systems, intercom, sprinklers, and HVAC. Also, there is a lack of innovative spaces and collaborative breakouts, and overall life of the building in the long-term. Renovation is generally more expensive than new construction, especially when building an entire middle school. The GPS Master Plan notes that "the building is organized in a somewhat regimented fashion in that it provides long rows of classrooms that do not easily allow for collaboration or the integration of small or large group instruction areas" (p. 42, Master Plan Document, September 2018).

14. The facilities master plan projected, (accounting for team teaching and ADA), projected 140 net square feet per existing student. Why are current plans over 160 net square feet per student? *Current plans are for 122.7 NSF/student based on enrollment projection of 660 referenced in the Educational Specification.*

15. How many more teachers would have to be hired due to the smaller class size? Less kids per class equals more classes and more teachers. Aka bigger BoE budget. *Class size calculations can be difficult to understand.*

The class size for middle school is not capped at 22. The average number of students in a GPS middle school classroom is 22, with some larger and others smaller. The key is 22 students x 5 teaching blocks equals 110 students. By contract, the teachers cannot go higher than 120 students on their teaching load. An advanced mathematics class may have 16, and an on-level class may have 26 students.

As an example, Teacher X may have the following class sizes: 16, 16, 26, 26, 26 = 110

This is also a reason that core classrooms have been set at 800 square feet to accommodate varying class sizes throughout the day within the same classroom.

Capping per student numbers at 110-120 is like most high-quality school districts across the country. Teachers must be able to provide student feedback to students on a consistent and regular basis.

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16. What is the increase in overhead for maintaining 24 plus bathrooms? Thus, increasing the BoE budget

The number of bathrooms shown on conceptual plans is a placeholder for fixtures that will be designed to meet the minimum requirements of Section 403 of the current plumbing code (2021 IPC in 2022 CSBC).

17. Can we build a world class (for current and projected students) neighborhood school on prudent budget then have expansion phase if # of students go up far more than projected? *The number of classrooms being built matches the current enrollment projections. Those same classrooms can hold up to 660 students in the building without adding classroom space. Same classrooms, just more children in each room before an addition would be needed.*

18. What is the projected enrollment in 2026?

GPS Grades 6-8 Projected Enrollment

| | |
|-----------|-------|
| 2023-2024 | 1,840 |
| 2024-2025 | 1,780 |
| 2025-2026 | 1,749 |
| 2026-2027 | 1,711 |
| 2027-2028 | 1,754 |

19. Will there be 4 or 6 outdoor (tennis) courts? As a minimum, the current 4 tennis courts should be preserved. What is the purpose of two more courts (pickleball)?

The latest Ed Spec calls for 4 tennis courts.

20. How will the size of the new auditorium compare to the present auditorium in the current CMS building?

The new auditorium will accommodate 540 audience seats and the current CMS auditorium has approximately 550 seats.

21. What major changes were made to the ed specs in April 2023? *The BOE had 44 different motions adjusting or deleting square feet across the entire building.*

22. Why is there such a significant decrease in the size of the Media Center, which is the hub of every school in GPS. I understand this will necessitate a 45% decrease in books available to students.

The area of the Library Media Center is based on industry standards for the number of volumes of books listed in the Educational Specification and the number of students in the LMC at any one time.

23. Is there any credible evidence that a smaller school could meet the educational needs of and desire for excellent academic performance for middle school students? *A community can always build a smaller middle school, but those come with big tradeoffs to program space and student use. For instance, some middle schools have a cafetorium (combined stage and cafeteria space like Cos Cob Elementary). In Greenwich, a middle school cafetorium would not meet the standard of expectation for arts, nor would it be equal to what is provided at WMS or EMS.*

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CMS utilizes the team-teaching model, which is considered the best for middle school students with a team of teachers sharing the exact same students. It takes up more space, but it provides a more supportive educational model.

At the Board's special meeting in late April, one of our members shared an informative presentation that included the complicated, and often misunderstood, calculations of school student capacity, the importance and dynamics of the middle school teaming model, and how they related to one another. We encourage you to watch, or rewatch, the presentation on the District's YouTube channel. This part of the video segment is approximately 11 minutes, but it is very informative for those who have an interest.

ADA Accessibility:

24. It was recently stated on the numerous FB posts about the building that even with the full square footage planned the building would not be fully ADA compliant. Is this true?
No, this is not true. The new building will comply with all building codes, including Chapter 11 of the 2021 IBC portion of the 2022 CSBC and ANSI 117.1. The building and site amenities will all be fully accessible.

Construction Process:

25. Can you share how construction safety is handled during construction of the new school? How will the students and staff be kept safe? Additionally, is this a common practice in building schools?
The safety of the students and staff, and the neighboring community, is held as the number one priority during construction. This is accomplished through many actions including but not limited to proactive preplanning and coordination of construction activities, logistical planning/coordination of deliveries and equipment operations, clear separation of construction and school operations, and consistent ongoing communication (verbal and visual), between the school and construction teams. The sequence of work is a common practice and is occurring on school construction projects in other districts at the present time.
26. How much rock blasting will be needed and when will that be done?
At this stage in the design process, the amount of required rock removal is unknown. Rock removal can be accomplished in several methods, blasting being one of them. The rock removal method to be used at GCMS has not yet been determined. Rock removal will take place at the beginning stages of the project, during the excavation for site utilities and foundations.
27. What types of rock removal could be used for this project?
Common methods of rock removal include using heavy equipment to scrape/rip the rock, hammering and/or drilling and blasting. The exact removal technique has not been determined.
28. What will be done to reduce the impact of construction noise on the students?
Coordination with the operations of the school and consistent communication are the key elements to reduce impact. Scheduling impactful activities around the school schedule will be a key strategy.

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29. How will the construction site be contained so that there are no health risk hazards to the students across the way in the current building. Particularly air particles. *The construction site will be contained with fences and gates around the entire perimeter, with appropriate notices and wayfinding signage. The fencing will have a fabric scrim on it to reduce the visual distraction and migration of dust. Dust control provisions will be implemented. Best practices will include installing temporary filtration media on any outdoor air intakes on the school. Any hazardous material abatement will be conducted in accordance with state and OSHA regulations.*
30. Can you guarantee ZERO health risks to students if they remain in the current building while a new building is being built in proximity? *Refer to question 29. Controls that meet or exceed OSHA requirements will be in place.*
31. What are the steps of the bidding process? Will we have access to the information? *The bidding process will follow the guidelines set by the State of CT. The commencement of the bidding process will be advertised publicly, and all bids will be opened publicly.*

General Design:

32. Who is the FINAL approval authority for Option 7.2; what is the deadline for that final decision. *The Board of Education approves the design of the building.*

Building Design:

33. Who will decide how many toilets are in the new school? *The number of plumbing fixtures required are outlined in the plumbing code. See response to question 16.*
34. Additionally, can you share and speak to modern design about natural light in classrooms? *Natural light is key to modern classroom design. The percentage of window area will be balanced with requirements of the energy code and the charge to design the building as a net zero energy facility.*
35. Will the seats in the current auditorium be repurposed for the new building? They are relatively new and are in great shape. *Audience seating design needs to be customized for each auditorium to provide optimal sight lines, and since the design of the auditorium in the new building will not be the same as the current auditorium, new seating will be more economical.*
36. Is a gym with no outside windows a health or safety issue? *We are not aware of any research stating that gymnasiums with no outside windows are a health or safety issue, especially considering current codes for appropriate mechanical ventilation and indoor air quality. In any case, if the gymnasium is placed internally in the final design, the design team would work to provide natural light using clerestory windows or top lighting in the gymnasium for the new CMS if budget allows.*
37. When you say rooms are being built for innovation and flexibility what does that mean? What will be different?

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Classrooms are sized appropriately for furniture to be arranged in multiple ways, optimizing multiple teaching pedagogies, with marker boards on multiple walls, and with an abundance of power outlets and data/Wi-Fi.

38. Currently hall congestion seems to cause lots of safety issues - has any thought been given to how to alleviate some of these issues (behavioral and logistical) with design?
The new building will be designed with sufficiently sized corridors. The current building organization with grade level “neighborhoods” will also help to minimize travel time between classes.
39. If kids can leave out the back as the architect just explained, does that pose any security risks (i.e., give outsiders access if the kids can get out)?
Students will not use the outdoor classrooms without adult/teacher supervision. The exterior doors will all be controlled with electronic locks and card reader access only. The design team will work with the Security Committee to determine the appropriate level of secure glazing on all exterior windows and doors.
40. Looks great. From a safety standpoint, are having exit/entries directly from the upstairs classrooms to the outside considered safe by Greenwich PD in terms of preventing outside intruders?
The classrooms will not have direct access to the exterior, but there will be means of egress doors from the 2nd floor corridor. All exterior doors will be controlled with electronic locks and card reader access only. The design team will work with the Security Committee to determine the appropriate level of secure glazing on all exterior windows and doors.
41. Will the new building include windows that open in the event of HVAC failure?
There has not yet been a decision on operable or fixed windows at this early stage of the design process.
42. How is design addressing or focusing on allowing more natural light into classrooms and hallways as originally requested by the April 2022 staff recommendations?
Understanding the benefits of natural light on occupant well-being, the design team will carefully balance the window-to-wall ratio with glare control and minimize energy use by utilizing daylight sensors on light fixtures.
43. What will be the overall height of the building above the level of the current fields?
The building design currently is a two-story building of approximately 32’-34’ in height to the top of the parapet.
44. Is there any possibility that this could be a 3-level building or is it now set that there will be no additional level over 2 levels?
We are still in the very early stages of design, but the preference has moved from 3 to 2 stories, and we do not expect to revisit this decision.
45. Will there be equipment on the roof? If so, what equipment? What will the height of such equipment be? Will screening be provided if there is such equipment? What is the noise level of such?

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Mechanical systems and mechanical equipment locations have not been decided upon yet. The design will incorporate roof screens if there are roof top units and as required by local zoning.

46. Media should be more centralized.

Thank you for your comment.

47. Is placing the media center tucked away in the NE corner of the 8th grade really the optimum position to encourage the learning process?

The location of the LMC is consistent with the request to be central to the academic areas and plans also allow for break-out spaces within each academic team to house bookshelves with content provided by the library specialist relevant to the curriculum at any given time.

48. Could the design be configured so the cafeteria could be opened into the auditorium to provide an enlarged gathering space like the current CMS auditorium?

The design of the building will continue to evolve over the course of the Schematic Design and Design Development phases and all configurations will be considered. As a point of reference though, the proposed auditorium will be approximately the same size as the current CMS auditorium.

49. If doors are locked electronically, will there be backup generators to assure access in case of power outages?

Yes, a generator is planned for the building, and it will provide emergency power for all life-safety systems in the building including access control, security, and fire alarms.

50. What is the proposed height of the new building above the level of the current fields?

(See question 43)

Site Design:

51. We have noticed markings on trees on the school property. How can we tell if that was done for this project or by DPW/Parks & Rec? If any trees are removed for this project, when would that happen?

During the property survey process, some trees may have been marked to keep track of which were located. The markings have been removed from the trees to the satisfaction of the Tree Warden. Sitework as a part of this project will not begin until June 2024 at the earliest.

52. Are you making improvements to ease the traffic on Indian Rock Lane during drop-off and pick-up times? If so, how?

Yes, by providing a long driveway, the cars that currently stack-up and cause traffic backups on Indian Rock Lane will instead be queuing for drop-off and pick-up on the school property.

53. Are there any water drainage issues on the site, if so, can you characterize any of these to be addressed?

We are aware there are drainage concerns at the site. The new design will address all requirements of Planning & zoning and town engineering related to drainage expectations.

54. Can we make a rough estimate of the number of trees to be removed due to security and/or safety?

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Once the placement of the building and planned size, configuration, and placement of the various site improvements (fields, parking, drives, etc.) have been determined, the design team will perform a count of proposed tree removal, which will be part of the P&Z submission.

55. Can you characterize the proportion of nonnative trees to invasive trees?

In walking the site with the Tree Warden most of the larger trees on the site are native to the area. There appears to be a very small portion of non-native / invasive species on site (less than 5%), but not significant.

56. There is a notion that the new school will be built in a ditch, in a low and dark area. Please give us your professional perception of this and the location of the new CMS building.

No, that is not correct. The placement of the building is currently at the northern edge of the existing ball field and integrated into the slope. Tree removal along the edge of the field and on the slope will be required for this placement and the fire lane that will surround the building.

57. Is there any issue with site drainage, and if yes what steps will be taken to mitigate issues arising from this to both the building and surrounding homes?

Please refer to the response for question 53.

58. The Traffic impact and parking study leaves several questions open - a specific session with SLAM / Tighe+Bond is requested. Pls. provide date/time (options).

There will be additional dialogue over the course of the design process with the building committee, town officials and community via the DRC meetings and future community forums.

59. What is the thinking about putting a driveway for buses and teachers parking? This is a very narrow street with limited sight lines and one of the most natural tree lined streets in Cos Cob.

Egress and ingress for buses, cars, and emergency vehicles is currently being studied to provide for improvements to overall circulation and the ability to meet the requirements of both the State (separation of bus-drop / parent drop-off) and local officials. Any proposed changes to entrances will require approval to meet sightline requirements.

60. Is the footprint of the proposed building larger than the existing building? From where will the building be visible? How will you deal with runoff? *The footprint of the existing building is 75,635 SF, the footprint of the proposed (current option 7B) building is 93,100 SF. The new building will be visible from the new entry drive at Indian Rock Lane. The design team's civil engineer will evaluate the site hydrology and design the new systems to meet all applicable Codes pertaining to runoff.*

61. The fields now get very wet, isn't placing a building there asking for water issues?

Sub-surface conditions will be evaluated as part of the design process and the building and site will be designed to address drainage requirements and water table conditions.

62. Can you speak about how traffic will be handled on the property assuming the new building sits further back on the property? Are buses and cars coming in the same lanes, for example?

Currently, site plan option 7.2 has a one-way-in bus lane from Orchard at the northeast corner of the site with a dedicated bus drop/pickup lane adjacent to the school building. Buses would then exit by proceeding south toward Indian Rock to exit the site. The team is evaluating a separate bus exit further south on Orchard to avoid the co-mingling of buses and cars on-site. That

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proposal is being evaluated for safe sight-distance north on Orchard, which will also require the loss of additional trees.

63. Have you considered the entry / exit on Stanwich road?

Yes, it was considered, but the grade change from the flatter portion of the site and Stanwich is a challenge as well as poor sight-distances due to the current alignment of Stanwich.

64. Why did you change the footprint / location of the original site?

A new building must be built on-site while the existing school remains operational.

65. It makes sense to have a separate entrance for buses but the exit on Orchard under option in 7.2 should be for motorists as well to alleviate the only exit on Indian Rock.

Refer to the response to question 62.

66. The main and single-entry system appears very dangerous to me: crowding, congestion, etc. When District 8 voting/polling station is active on Election Day, we need to accommodate up to 3,000 voters.

Refer to responses for questions 59 and 62.

67. Looking great! I was wondering if there will be bicycle lanes on campus?

We will be looking into providing bike lanes.

68. So, the only entry point for trucks and emergency vehicles is via orchard?

The primary entrance for service would be from Orchard. Emergency vehicles would be able to access the building from both the Orchard entrance as well as the Indian Rock entrance.

69. Will you have stop signs at the entry and exit?

Yes.

70. It looks like the current plan does not contain the outside amphitheater and learning spaces that was included in the plan presented in March, if that is the case why was this cut?

We are still hoping to incorporate those site elements into the plan. These will be incorporated into / off the Fire Access Lane.

71. Doesn't it make sense to create a separate parking lot as well as an entry and exit by Stanwich near fields.

In site review meetings and traffic analysis, there appear to be safety issues with providing access to or from Stanwich that both the Traffic Engineer and DPW have noted as concerns.

72. The march plan mentioned EV parking hookups, and solar are those still in the latest plan, if not why were they cut?

Electric vehicle charging stations will be provided on-site per the latest CT state requirements, and solar power (PV panels) is still being considered for on-site energy generation as a part of a net-zero building design.

73. What is the height of the building closest to Orchard St and where are the trucks and buses?

Refer to the response to question 43.

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74. How/why did you decide to move the exit of buses Indian Rock Lane back into Orchard? Have you worked with the neighbors on Orchard about both the bus/truck entrance and exit on this street?

Options for traffic flow and entrances are being studied. There has not been a final decision for specific access. The general idea for buses exiting to Orchard was to allow for less ingress / egress congestion for Indian Rock, and for less conflict internally for access to and from bus and parent drop-off areas.

75. How are large trucks going to be able to make the right onto Orchard St to get to the entrance for trucks and buses? That is a very tight 3-way turn.

The entrance from Orchard near Coach Lamp is ingress only - not an exit. Large trucks would enter from the north and then exit the site to the South either back onto Orchard or at Indian Rock. There is not a need for a 3-way turn.

76. Orchard St. is a major artery for emergency vehicles. How will the buses enter and exit Orchard address this?

Refer to the response to question 62. Proper sight-distances are being evaluated for a bus exit onto Orchard.

77. Reducing the visual exposure of CMS and parking lots with well-designed landscaping for neighbors. Is that part of the design plan?

The design will address the P&Z landscaping requirements.

78. When school is closed, such as on Election Day, can residents enter through the bus entrances?

That is a school/town administration decision and could be accommodated with the design.

79. I live nearby and am attending because I am hoping for a much preservation of green plants, etc. We have a lot of trees. I am glad you communicated with the tree warden.

Thank you for your comment.

Off-site Design: The Office of School Construction Grants and Review (OSCG&R) does not reimburse for costs that are beyond the property line of the school. Furthermore, any construction beyond the property line must be clearly identified in the project budget. For instance utility connections in the street must be prorated for that portion of work performed from the tie-in location in the street to the property line. That includes a prorated portion of design fees. The Building Committee is working closely with the various Town departments such as P&Z and DPW to coordinate some off-site “improvements” to help make the roadways surrounding the school site better for pedestrian and vehicle traffic.

80. Can you share clarity over exterior sidewalks surrounding and leading to CMS. Who is responsible for their creation or maintenance for safe passage to the new CMS? *DPW does not have any plans to build new sidewalks along the CMS site frontage. It is typical for applicants to be asked to evaluate and build features such as sidewalks, crosswalks, and other related off-site improvements as part of the site plan process. School projects are not treated any differently than non-municipal projects from DPW’s review perspective.*

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81. The construction of a new school affords the opportunity to install sidewalks on the Orchard Street and Stanwich sides of the school, including a crosswalk that would allow neighborhood access. *See answer to question No. 80.*
82. CMS is a neighborhood school outside pick up and drop at school. Motorists speed on Orchard, Indian Rock as well as Stanwich. Will a neighborhood calming program be implemented for the safety of all? *DPW has and continues to respond to traffic calming requests in the vicinity of CMS. Given the roadway characteristics and data we've collected/seen, DPW does not have any feasible engineering solutions to recommend in response to these traffic calming requests. We continue to work with our partners at GPD on targeted enforcement, which is the most appropriate response for these concerns.*
83. Are sidewalks along the border of the property part of this project? Who oversees that? *See answer to question No. 80.*
84. What steps are being taken to focus on pedestrian safety? Not only should a crosswalk be installed at Coach Lamp but stop signs should be installed at that intersection as well. *See answer to question No. 82 above.*
85. Can Coach Lamp cross walk and bus entrance on Orchard be changed with the crosswalk south of the bus entrance? Safety for crosswalk? *DPW has analyzed this intersection in the past and determined that stop signs are not warranted under existing conditions in accordance with the engineering standards we follow. It's up to the Committee and its traffic engineers to determine if the school project will impact future operations at this intersection.*
86. Have you considered working with the appropriate agencies to implement traffic calming devices around campus? *See answer to question No. 82 above.*
87. I see no sidewalks along Orchard. Has this lack or absence been given adequate consideration? *See answer to question No. 80 above.*
88. Greenwich has 3 major crosstown arteries and NO clear ways to backcountry arteries. Orchard is one of several N-South Road speedily and frequently traveled. Is pedestrian safety being sacrificed for the sake of trees? *See answer to question No. 82 above.*

Construction Cost:

89. I understand that recent new construction schools in Connecticut have been built for \$700-800 per square foot. Do we anticipate the cost will be in that range? *The Conceptual Estimate was presented at the GCMS Building Committee meeting on May 24, 2023.*
90. Is there a difference in cost when building a 2-story building versus a 3-story building? *There are many factors to consider in determining the cost of a building. Holding other factors equal, it is a common understanding that foundation work carries a higher square foot cost as compared to a square foot of an average exterior wall thereby a larger building footprint carries a higher cost.*

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91. Can you provide an expected range of the forthcoming estimate? *Refer to question 90.*
92. We support the new CMS. acc. to reports, New Lebanon was bid in Summer 2017 & that was about \$590 per sq. ft. When is the initial CMS estimate? Will there be other estimates at other phases? *Refer to question 90. Additional estimates are planned at the completion of Schematic Design, Design Development and Construction Documents.*

Site Environmental:

93. Are there any soil contamination concerns on the site? *A Phase I Environmental Site Assessment (ESA) was completed on the property. It was noted that underground storage tanks (UST) were present but removed some years ago. Close-out documentation exists for the tank removed in 2019, however, it is believed another tank exists and the team is investigating the existence of close-out documentation for that tank.*

Other:

94. Can you please explain the costs that would be involved in busing students to an alternative location if the building were to simply be replaced by the existing footprint? *Finding an off-site location would be challenging. The previous site utilized for North Mianus School when students needed to be relocated is no longer available. GPS does not have adequate space inside the district to relocate 500+ students.*

If GPS could find a site, it would depend on how far away the site is located from the current school and the number of school buses required. Many students get dropped off by cars now, so we do not need buses for those families who live near drive or walk. An off-site location could increase the number of buses tremendously. There is a daily rate for every bus which gets added, and likely the hourly calculation depending on if the driver could be utilized for other routes or only the CMS route. It would also increase bus costs for after-school activities and transport students to fields and other venues.

95. What types of regulations have come to pass since the 1950's which affect your designs today, i.e., code, ADA, etc.?
AAS: one way to answer this question is to provide a list of all codes and legislation statutes that the building will be designed to... since they have all been updated and/or created since 1957.
96. I read a recent article about the Torrington school's new construction project. SLAM is involved and it states there will be a 480-seat auditorium. What is the total # of students the buildings will hold?
The projected enrollment for the new Torrington Middle and High School is 1,650 students. For the twice annual full band concerts and multi-school concerts, the Torrington School district rents the local Warner Theater.
97. Why is no majority of the CMS building committee present (in person) tonight? (Or why were they not acknowledged if they are participating via zoom?) *We will ensure to make that announcement next time; there were also competing events for some members.*

5/17/23 CMSBC Community Meeting – Mentimeter + Index Card Q&A

98. What is the Torrington cost per square foot project? A recent article stated around \$550 after the latest approved interim appropriation. Is that accurate?
We are not aware.
99. Can you share the final survey (traffic study)? *The Traffic study will be posted along with the schematic design in late July 2023.*
100. My sincere thank you to everyone involved, especially for all those volunteering. *Thank you.*
101. Why was the Chairman of the building committee lobbying the CMS PTA board with a message that they need more money to build the school even before a bid has been submitted? Seems incompetent.
The CMSBC Chairman made remarks during the opening of the CMSBC meeting on May 16, 2023. There was no lobbying.
102. Who is accountable for the delay & additional costs?
The process is still on target to meet the Education Specifications to open August 2026.
103. Why were there no questions posted regarding the traffic on Orchard Street regarding bus and truck entrance and egress?
We are working with the vendors and town bodies to further develop safe options surrounding CMS.
104. Why did SLAM put out two proposals for the new school before studying the traffic studies?
A traffic study is one of the many existing conditions investigations performed during the early stages of design (others include but are not limited to hazardous materials assessments, site environmental studies, and geotechnical testing). It is common to begin brainstorming ideas for design while these investigations are being completed. Conceptual designs lead to further development of the preferred ideas and lead to schematic design options.
105. As of 03/31/23 or 04/30/23, how many \$ expenses were incurred. Who are the top 5 \$ recipients? *Please refer to the April 11, 2023, CMSBC Report to the RTM and our next report is due July 11, 2023.*
106. Why was CSG paid \$14,999 to help create the ed-specs last year? *They are on state contract and have a team available to produce Ed Specifications since a full feasibility was not being conducted. The feasibility work is generally an RFP process because renderings from architects are involved, but that was not needed for just Ed Specs. The work followed the allowable purchasing guidelines.*
107. Were any SLAM or Turner Construction reps present for a private dinner at a mansion in Greenwich last month?
No.