

7/12/2023 CMSBC Community Engagement Forum #3: 7/12/2023
Questions & Answers submitted via Mentimeter and asked in-person

Questions from Mentimeter:

1. As owner's rep, will CSG be identifying incentives for a net-zero design via federal IRA funding, Eversource grants and other funding available to encourage NZ?
The design team has engaged with Eversource to identify and apply for energy incentives. Thornton Tomasetti, Eversource's engineering firm has been engaged and the first step in the incentive process has begun.
2. Is the intent for the new school to be 100 percent zero carbon based?
In an effort to reduce embodied carbon, SLAM is designing a portion of the building with mass-timber superstructure in select areas and cross-laminated timber roof planking to utilize renewable resources. This strategy also reduces the weight of the structure, and therefore reduces the quantity of concrete needed for foundations. The concrete itself will be approximately 30% lower embodied carbon compared to standard concrete due to the use of ground glass pozzolan as a partial replacement to cement. Other building materials will be selected to reduce carbon impact as well.
3. Will the building be LEED certified or have an energy efficient design?
The new Central Middle School will be built to Connecticut High Performance Standards, which are minimum LEED Silver equivalent, and the design team strives for greater than the minimum. In addition, there is a design alternate for a Zero Net Energy option, or possibly Zero Net Energy ready.
4. At what point in the design process will the energy generation systems be presented?
The schematic design package has 3 options for building mechanical systems. A decision will be made to move forward with one of these based on energy models and life cycle cost analysis.
5. The design looks great. Will there be opportunities for student input on recess and other spaces? When will that happen?
SLAM met with 80 students in 2 groups set up by Principal Healy on May 30th for workshops. We presented the building designs at the time and worked with students to understand their ideas and creative solutions for what to include in the new school. (Students worked in small groups of 6 or less and presented ideas via drawings and models, using markers, clay, Legos, and Magnatiles.) We will be happy to meet with them again in the next school year.
6. Thank you for creating a safer campus by separating car & bus traffic. What kind of safety improvements will be made for students walking to & on campus and those who bike ride to Central?
The design team has proposed a sidewalk and crosswalk on Orchard Street just south of Coachlamp Lane and stop signs in both directions on Orchard Street at the location of the bus lane exit to control traffic and provide safe pedestrian crossing of Orchard Street to access the school. Additionally, a speed table crosswalk is being proposed just west of Ponderosa drive to reduce vehicular speeds on Indian Rock and provide safe crossing to the school site. Once on campus a thorough network of pedestrian sidewalks will provide safe pedestrian and bike passage to the building.
7. Love the windows. That said for windows have you considered smart windows that automatically adjust to control temperature versus adding blinds.
At this time, electrochromic glass is not in the project budget. SLAM will work with our energy modeling consultant to optimize the window-to-wall ratio is appropriate to maximize daylighting and reduce heat gain/loss and glare.

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8. What is the fastest way to get a shovel in the ground? Seems like there have been a lot of delays.
The Building Committee and consultants are moving as fast as we can at this time. The Building Committee has expedited the next phase of Design, the Design Development phase, in an effort to gain time on the construction start date. In addition, once the Schematic Design estimate is complete and the budget is clear the consultant team is planning on meeting to evaluate the schedule further in an effort to identify time savings by running tasks concurrently or faster.
9. How will the size of the new auditorium compare to the current CMS auditorium?
The size is nearly the same – 540 seats in the new design, vs 550.
10. Will there be outdoor space and power for a lighted flagpole and exterior signage for announcements.
Yes
11. How many trees will be removed for construction?
This is an ongoing calculation as site plan design and details are developed further, and as the project works through the local regulatory process. The final number will be presented to P&Z when the project submits for site plan review approximately in November.
12. Will the basketball courts, tennis courts or fields be lighted?
There is no plan for athletic field/court lighting at this time.
13. Will there be student engagement when identifying furniture in the space? How much current student input will you take into consideration in the design? Their perspective is valuable.
See number 6 above.
14. How long will the demolition take of the current building? How long will the students be without fields?
It is anticipated that there will be a five (5) month duration starting with an abatement/demolition phase and continuing through the completion of site improvements and athletic fields that the students will be without fields.
15. How robust is the construction and demolition schedule? Also, have you performed a traffic study during construction and demo?
The schedule is based upon the schedule durations defined in the request for proposal (RFP) issued for CM at Risk Services and adjusted to account for current status of preconstruction activities. These durations have been measured against comparable projects of similar size and complexity. We also continue to evaluate time savings opportunities. The schedule will be further developed and defined as the public preconstruction process and design documents progress. Traffic studies do not incorporate construction and demo activities since these are temporary one-time events.
16. What are the main risks of the construction and demolition project and what are the mitigation actions?
Thanks.
The safety and security of the CMS students & staff and surrounding community is our highest priority. The main risks to the staff, students and community is the change in routine – new traffic patterns, new access to the building, etc. Keeping construction activities confined to the enclosed construction area, and the public outside of this area is the key to success.

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There are many mitigation actions used to address the risks of a large scale construction project that are evaluated and adjusted as necessary. Actions will include, but are not limited to: constant communication & coordination w/ school operations; separation barriers & fence; hazard signage; wayfinding signage; scheduled delivery times for construction equipment & materials; video surveillance; construction activity schedule & operation pre-planning; dust & noise control; etc.

17. Do you plan to use the construction of the site as an opportunity to teach students? How will you focus their engagement to optimize this opportunity?

This is a great opportunity to engage and teach the students and we look forward to working with CMS Principal Tom Healy and his staff to capitalize on this opportunity.

On previous projects we have held in-classroom presentations by the construction management team, the design professionals and/or the trade contractors performing the work. We have also used technology to share photographic and video imagery to allow the students to follow the building process as their new school is being made a reality. As the building progresses and is safely enclosed, guided tours when no work is happening could be arranged.

18. You have noted the excessive speed on Orchard. With the safety concerns of students entering & exiting campus, are you considering removing trees on Orchard to improve sight lines & safety?

The design team's presentation to P&Z during the Pre-App meeting on 7/18/23 included a proposed stop sign at the bus lane exit on Orchard Street. The stop sign was proposed to avoid the need to clear trees north of the bus lane exit that would be required for safe sightlines should a stop sign not be provided. The proposed stop sign still needs to be discussed with the Town's Department of Public Works.

19. What is the status of CMS funding vs the current estimates?

This is an ongoing process as we moved through schematic design and are now awaiting schematic design estimates.

20. With all the classrooms for floor 2, passing time seems like it is very tight with a lot of kids milling about in a small space?

The academic areas are designed to co-locate all classes for each team in each grade, thereby minimizing the need for students to cross with other grades or teams during passing time. Each grade pod also includes a pair of bathrooms.

21. Will each teacher have a desk or station?

Yes, there will be a teacher workstation in each classroom. And accommodation for additional adults (i.e., paraprofessionals) as well.

22. It appears that the town will be decreasing the number of police officers assigned to school patrols, making school BUILDING security even more important. Can you explain how siting plays a role in this?

Greenwich police officer patrols have not changed.

Siting the building to the north affords building administration improved oversight of the school grounds from administrative areas for an awareness of approaching visitors, or other activities occurring on school grounds. Additionally, a controlled main entry vestibule sequence affords additional layers of control. These and other strategies will provide security consistent with Connecticut School Safety Infrastructure Criteria (SSIC) standards. SSIC standards were created for Connecticut public schools after

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the 2012 Sandy Hook tragedy. They are comprehensive and take an “all hazards” emergency preparedness and response capability approach to the entire campus.

23. Have you met with the neighbors on Orchard about the entrance/exit points? There seems to be a great deal of talk about trees but not about how these bus/delivery points impact home values?

Yes, the building committee and design team have met twice with immediate neighbors of the school property. In addition, the property abutters have been notified about the upcoming July 18th Planning and Zoning meeting for the Central Middle School pre-application.

24. The last questions were not all answered on your website. Only the ones pertaining to design/Ed specs were answered.

The entire Q&A from the Second Community Engagement Forum held on May 17, 2023 is posted on the CMSBC project web page (greenwichschools.org/CMSBC). The fourteen page Q&A covers topics including sustainable design, ADA accessibility, construction process, building design, site design, state engagement, school building programming.

25. My sensory middle schooler asked about the hallways on the first floor during passing time or after performances. How will sound and space be managed to accommodate the claustrophobic crush?

Corridors are designed to provide ample space for assembly areas (gym, auditorium, cafeteria) to exit safely and for all students to be able to get to and from their classes. An acoustician will assess the design and suggest absorptive panels where necessary to manage noise and reverberation. School administration may also be able to help reduce the congestion in corridors by staggering dismissal from assemblies.

Questions at the microphone (paraphrased):

1. Where is the media center? Book count and how much reduction?

The media center is located on the first floor, adjacent to the exterior courtyard. It is being designed to accommodate 10,000 volumes.

2. Concern about traffic on Orchard? Why no drive from Stanwich? Any sidewalk to accommodate walkers coming from Fairfield side - corner of Stanwich and Indian Rock along western side of the fields?

The traffic study showed that average speed of travel on Stanwich Road, combined with poor sight lines, precludes a driveway access along that road (west side of the site). There is an existing crosswalk at Stanwich Road and the north side of Indian Rock Lane that will remain and the proposed plan maintains and extends the existing sidewalk on the north side of Indian Rock Lane to the new school pedestrian walk network.

3. To TCCo: When and where was the last middle school you built in Fairfield county? How many students did it serve? And what is the cost? The last middle school Turner constructed was for a private client serving 300 students. The client wishes to keep the cost information private. The data from the project has been used when reviewing GCMS costs and metrics.

Responses provided by the project team’s construction manager, architect, and owner’s representative

