



Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS

Meeting Number	23-048		
Purpose	Weekly Meeting		
Meeting Date	9/5/2023		
Meeting Time	8:00 AM		
Location	Town Hall and Virtual		

Attendee	Committee Members		Attendance
Chairman	Tony Turner	DRC - Member, Sub-Committee Communications Member	Present
Vice Chairman	Clare Lawler Kilgallen	DRC - Member, Sub-Committee Communications Member	Present
Secretary	Christina Poccia	DRC - Member	Present
	Todd Klair		Present
	Joe Rossetti	DRC - Member	Present
	Josh Caspi	DRC - Member	Absent
BET Rep	Nisha Arora		Present
BOE Rep	Laura Kostin	DRC - Member, Sub-Committee Communications Member	Present

Attendee	Ex-Officio Members		
BoS Rep	Lauren Rabin	Sub-Committee Communications Member - Left at 9:00am	Present
RTM Rep	Mike Spilo		Present
DPW rep	Michael Kiselak		Present
Dr. Toni Jones rep	Daniel Watson	DRC - Member	Present
P&Z rep	Dennis Yeskey	Sub-Committee Communications Member	Absent
FSAC for People w/ Disabilities	Steph Cowie	DRC - Member, Sub-Committee Communications Member	Present
Neighborhood Liaison	Warren Silver		Absent
Neighborhood Liaison	Susan Rudolph	Neighborhood Liaison	Present
Neighborhood Liaison	Rachel Stockman Koven	Neighborhood Liaison	Present

Attendee	Meeting Attendees		
CSG, Owner Rep	Jim Giuliano		Present
State Rep	Stephen Meskers		Present
SLAM	Kemp Morhardt, AIA – PIC		Present
Principal	Tom Healy	DRC - Member	Present
Turner, CM	Tim Klepps		Present

Agenda Item	Topic	Description
1.00	Call to Order	Ms. Tony Turner called meeting to order at 8:04am
2.00	Chairman's Remarks	Mr. Tony Turner moved item 6 to the front of the agenda.
6.00	Special Legislation for 2024 State School reimbursement priority list and seek a space waiver for a higher level of state reimbursement	Mr. Jim Giuliano stated the need for Special Legislation for 2024 State School reimbursement priority list and seek a space waiver for a higher level of state reimbursement
6.01	Special Legislation for 2024 State School reimbursement priority list and seek a space waiver for a higher level of state reimbursement	Mr. Stephen Meskers stated that we cannot apply for State reimbursement until we have an approved scope and project
6.02	Special Legislation for 2024 State School reimbursement priority list and seek a space waiver for a higher level of state reimbursement	Mr. Stephen Meskers confirmed the importance to not delaying the project to put this in front of the state
3.00	Special Legislation for 2024 State School reimbursement priority list and seek a space waiver for a higher level of state reimbursement	CSG confirmed they have not sought special or emergency legislation in the past, however, they have observed other districts seeking and obtaining special legislation approval
3.01	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	Refer to scorecard attached.
3.02	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	SLAM to share the document outlining the MI process.
3.03	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	Soil testing is currently underway to identify the soil strength.
3.04	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	Design review meeting will be held every Tuesday and will occur every three weeks from 4-6pm
3.05	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	Meeting with the sewer department has not been scheduled as of yet.
3.06	CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc.	DRC Meeting min for 9 and 10 are to be circulated to the CMSBC team.

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| 3.07 | CSG: Update report from the professionals team on project timeline, the MI process and projected timeline, and project milestones, etc. | Ms. Laura Kostin stated that approval of the MI should not be needed to seek interim funding, in contract with the town attorney's interpretation |
| 4.00 | Discussion and possible vote that the Building Committee, as required by the Town Charter, request interim funding for the project and further, request that the Board of Estimate and Taxation budget committee and the full Board of Estimate Taxation place the interim funding request on the September 12 and September 18 scheduled meetings, respectively, or hold special meetings as necessary in order to provide their decision on granting the interim request before the Representative Town Meeting scheduled for September 18, 2023 at 8 pm.
Vote | Ms. Clare Kilgallen made a motion: "Pending legal review, as required by the Town Charter, request interim funding for the project and further, request that the Board of Estimate and Taxation budget committee and the full Board of Estimate Taxation place the interim funding request on the September 12 and September 18 scheduled meetings, respectively, or hold special meetings as necessary in order to provide their decision on granting the interim request before the Representative Town Meeting scheduled for September 18, 2023 at 8 pm". Mr. Tony Turner decided to not entertain this motion and we will reevaluate this after the Town Attorney's written review comes out later this afternoon and we have all had a chance to review. |
| 4.01 | Planning and Zoning | 5-2-0 Motion Passes (Mr. Josh Caspi absent)
Mr. Dennis Yesky stated that the preliminary site plan will need further documentation on drainage, sewer, traffic, and tree warden. It is still feasible though aggressive to have a plan ready for Sept 17th. SLAM will need to provide status updates daily.
This is listed on the Board of Education's September 7th agenda to discuss this item. |
| 5.00 | Discussion and possible vote to request the Board of Education to vote at its regularly scheduled meeting on September 7th to 1) approve the design of the project as per Town Charter requirements, 2) approve the project cost estimate of \$112,016,961.00 and 3) confirm that the Central Middle School Building Committee continue to proceed with requesting interim funding of \$42,016,961.00 | We have three proposals for the commissioning agent. We interview all three on that Tuesday 9/19th. |
| 7.00 | Discussion and possible vote on the revised Commissioning Agent RFP timeline | Ms. Clare Kilgallen made a motion to change the interview date of the commissioning agent from Monday 9/18 to Tuesday 9/19. |
| 7.03 | Discussion and possible vote on the revised Commissioning Agent RFP timeline | Voice vote - 6-0-1 Passed (Ms. Laura Kosten abstained) |
| 7.04 | Vote | No invoices have been received |
| 8.00 | Discussion and vote on any pending invoices | Ms. Laura Kostin moved that the Building Committee immediately retain a Land Use attorney experienced with schools in Greenwich to review the Town Attorney's interpretation of Article 9, Planning & Zoning, Section 99 of the Town Charter and provide an opinion on or before 12 noon on September 7, 2023 and authorize up to \$3,000 for this purpose. and Ms. Clare Kilgallen seconded Mr. Tony Turner will not entertain this motion as it is not within the Town Charter |
| 9.00 | | Ms. Laura Kostin made an appeal of the Chair's decision and Ms. Clare Kilgallen seconded.
3-3-0 Failed (Josh Caspi and Todd Klair absent) |
| 9.01 | Outside Counsel | Ms. Laura Kostin moved to appeal the overturn of the chair and Ms. Joe Rosetti seconded. |
| 9.02 | Outside Counsel | Ms. Laura Kostin moved to appeal the overturn of the chair and Ms. Joe Rosetti seconded. |
| 9.03 | Vote | Ms. Laura Rabin confirmed that CMSBC is acting on behalf of DPW for the benefit of the BOE. |
| 9.04 | Outside Counsel | Design review committee will meet 9/6 at Central Middle School at 4pm. |
| 9.05 | Outside Counsel | Community meeting currently has 16 speakers have signed up and will speak for 3 min each. The meeting will be held on 9/6. |
| 9.06 | Outside Counsel | SLAM to upload the presentation on the BC shared drive and circulate in the afternoon. |
| 9.07 | Other - DRC Meeting 11 | CMSBC will continue the format that has been done to date to collect questions from the public |
| 9.08 | Other - Community Meeting | Aug 25th minutes have been circulated. |
| 9.09 | Other - Community Presentation | |
| 9.10 | Other - Community Questions | |
| 10.00 | Approval of minutes for meetings for May 2, 16, 23, 24, 30, July 18, August 1, 8, 15, 17, 22, 25, 29 | Ms. Clare Kilgallen moved to approve the Aug 25th meeting minutes, Ms. Christina Poccia seconded. |
| 10.01 | Minutes of 8/25 – Motion to approve | 5-0-0 Voice Vote Passed |
| 10.02 | Minutes of 8/25 – Vote | The next meeting is September 6, 630 p.m. for a Community Update and Public Hearing at Central Middle School |
| 10.03 | Next Meeting 9/6 | Moved to adjourn by Mr. Mike Spilo and seconded by Ms. Nisha Arora |
| 11.00 | Moved to Adjourn | Meeting adjourned at 9:54am |
| 12.00 | Adjourn | Scorecard is attached as exhibit, CSG authored |
| 13.00 | Exhibit | |

Meeting Closed



Prepared by:

Christina Poccia, Secretary
Central Middle School Building Committee

Greenwich Central Middle School

Weekly Project Scorecard

Issuance Date: 9/05/2023 **Project Start Date:** 10/2022
Building Committee Chairman: Tony Turner **Project End Date:** 12/2026
Owners Rep: Prepared by: Construction Solutions Group, LLC **Project Phase:** Schematic Design
 Jim Giuliano

Project Description:

Design and Construction of a New Middle School Building on the existing site for the current Middle School.

Accomplishments (past 14 days)

1. SLAM met on site with the Tree warden, Mike Kiselak Juan Paredes and members of their consultant team to review a number of site and traffic related items.
2. SLAM's geo-tech engineer was on site drilling borings to determine site characteristics.
3. The consultant team has been preparing presentation material for both the 1st DRC meeting as well as the Community Presentation on Sept. 6th.
4. Resolution language, in accordance with State requirements, was forwarded in order for it to be approved at their respective meetings (BoE & BET/RTM)
5. CSG has been reviewing the requirements for the grant application and working to acquire the documents.
6. BC held special meeting on 8.25.23 to approve the total project cost of \$112,016,961.00. The BC approved the amount and will forward it to the BoE for approval.
7. BC approved the cost of PV which is now included in the total project budget of \$112,016,961.00.
8. SLAM scheduled geo-tech engineer for borings to begin on 8.28.23.

Next Steps (next 14 days)

1. Sept. 6th Public Meeting
2. Conduct first DRC meeting in the DD phase on Sept. 6th
3. Present additional funding request of \$42,016,961 to BET and RTM for approval.
4. Finalize Turner Agreement.
5. Review CxA responses

Attention Points

- Obtain previous funding approvals. **CSG has May & June 2022 minutes. June 2023 minutes will not be completed until Sept.**
- Compile OSCG&R Grant Application documents.

Budget			
Approved	Committed	Invoiced	Paid to date
\$2,062,263.00	\$1,711,663.00	\$235,677.23	\$550,184.21
Budget Remarks; BC approved SLAM to continue with Design Development and the BC approved Turner moving forward with Pre-Construction services.			

Critical Path / Milestones	Start Date	Target Completion Date	Actual Completion Date
BC reviews SD estimate and VE list	8.01.23	8.08.23	
BC votes on SD estimate and approved VE items		8.08.23	8/25/23
SLAM continues w/ Design Development	8.18.23	12.18.23	
BoE presented SD budget & approves	8.01.23	8.25.23	
RTM Submission Deadline	8.25.23	8.25.23	
Borings for geo-technical design (report to follow)	8.28.23	9.01.23	
Public Meeting	9.06.23	9.06.23	
RTM Committee & District Meetings	9.11.23	9.14.23	
BET Budget Committee Meeting	9.12.23	9.12.23	
BET Regular Meeting	9.18.23	9.18.23	
RTM Regular Meeting	9.18.23	9.18.23	
Submit Grant Application		9.29.23	
Schedule Schematic Design Review (SDR)		10.02.23	
Schedule OSCG&R Prep Meeting		10.02.23	
PREP Meeting		10.10.23	
SDR		10.18.23	

Risk	Risk Reason	Update	Risk Mitigation
Approved Funding insufficient for Conceptual Design Estimate		BC approved an additional \$42,016,961.00 funding request to go to BOE, BET & RTM	BET and BOE & RTM agree
Missing OSCGR Grant Application deadline		Submit GA September 29 th	RTM authorizing proper funding or submit for 2024 Priority List continuing w/ the project.

Weekly Project Scorecard – Progress Photos