

**Building & Site Design:**

1. On behalf of many parents we have spoken to, the overwhelming consensus is that the rock outcropping poses a huge safety risk. Please confirm it will be removed completely. Safety should be paramount.

*The current plans anticipate the full removal of the rock outcropping. The design team agrees that safety is paramount and has several Town agencies, including first-responders, helping to evaluate the options that have recently been suggested.. Based on Town Policy and safety process in GPS and SSIC protocol, the conclusion is to remove the rock outcropping.*

2. Do you have drawings from Coachlamp Lane looking at the bus entrance?

*Yes, the Design Team has developed this view and submitted it as part of the ARC presentation on both January 3, 2024, and January 11, 2024.*

3. Do you have more details / designs on the bus entrance & exit?

*Yes, the Design Team has documented the details for the entire bus loop. The detail is captured in the technical drawings that were submitted as part of the Final Site Plan Application on January 5, 2024.*

4. I can see a sidewalk, where is the bicycle lane?

*There is no designated bicycle lane on the new school site. For anyone arriving via bicycle, the design team has worked hard to create a safe path of travel to the designated bicycle racks that are located close to the building. In preliminary studies, it was determined that there is a very low number of students and staff that travel to the school via bicycle. The Town of Greenwich doesn't have designated bike paths on the adjacent streets surrounding the site that would serve as a safe link to any proposed pathways on-site.*

5. Are you planning a “multi-user” path?

*See answer to question #4.*

6. Provide an explanation of the new \$8-10M upcharge for geothermal.

*There are many factors that would need to be understood to provide an accurate estimate of the impact of adding geothermal which requires design and market input.*

**Greenwich CMS – Community Meeting #5 – Mentimeter + Index Card Q&A 1/17/24**

7. What are the operating costs of the gas boiler system the committee has elected to install?

*The Connecticut State Building Code Baseline Annual Energy Costs (AEC) for the CMS building are modeled to be approximately \$270,000. The modeled AEC for the current project design, which includes gas-fired boilers and air-cooled chiller central plant, is approximately \$224,000 without any contribution of the rooftop photovoltaic array. When factoring in the contribution from the photovoltaic array, the building's AEC is approximately \$212,000, which is 21.3% better performance than code baseline.*

8. It appears in the drawing shown that a sidewalk will be placed along the orchard ... is this correct? If so, where exactly will it go?

*The sidewalk proposed for the west side of Orchard Street will connect the new bus exit to the existing sidewalk system that currently ends at the intersection of Orchard Street and Indian Rock Lane. It will dramatically increase pedestrian safety along that area of the site.*

9. The field space is in sections. A softball field and a baseball field. The sports programs require a full size field for soccer, field hockey, track and field in addition to softball and baseball

*All of Central Middle School's athletic program requirements are being accommodated in the new Athletic Field configuration.*

10. What community pushback are you receiving now that most of the approvals have been granted?

*We acknowledge feedback and disposition feedback as we receive it. If issues are expressed that are beyond the remit of the Building Committee, we rely those to the appropriate town departments.*

11. What are the projected greenhouse gas emissions for the natural gas HVAC lifespan?

*The BC will be revisiting the type of HVAC, and can answer this in the future.*

12. With construction starting in early October 2024, when is construction fencing installed?

*Site fencing will be one of the first activities for site mobilization which per the current plans is projected to start in early October.*

13. Can you mark the trees that will be removed? Can you show which and where the new and replacement tree will be placed. Can you show renderings with winter views, meaning, trees without leaves

*The trees that are being proposed to be removed will be marked by the local Tree Warden and there will be a publicly noticed period of time where a thorough review will take place. This was shown during the community forum. See video.*

14. Given the escalating price of materials is the estimate for gas-fired HVAC, what percentage of the current estimate is that system expected to increase?

*A Design Development estimate is currently underway and the updated costs for these line items will be available when the reconciled budget is issued on January 29, 2024. The estimate carries 5% escalation per year on labor and materials calculated to the construction start date(s). The estimate carries 5% escalation per year on labor and materials calculated to the construction start date(s).*

15. What is the estimated date for the opening of the school, and are there any issues that you expect could delay the scheduled opening of the school? Thank you for all of the work you have done to date

*The new building is scheduled to be open for the start of school in the Fall of 2026. Right now, the project is on schedule and there are no apparent issues that will cause delays to the opening date.*

16. Currently a stone wall runs along Orchard, will this stay / be improved? Stone walls are a magnificent part of our cultural heritage, and they are fast disappearing. It would be great to keep this wall.

*Agreed. Most of the existing stone wall along Orchard Street will be retained. Some minor adjustments will be necessary to accommodate the new bus entry and exit drives.*

17. Given past problems at New Lebanon and Glenville Schools, what is the plan to guarantee the solar array will be installed and operated correctly ?

*Construction will properly install the array and it will be operated properly in adherence to the specifications. The town's plan for managing its solar resources is currently under development.*

18. Is Facilities capable of operating and maintaining the solar array? What type of training will they receive? Will these services be outsourced?

*Yes, via a for-hire commissioning agent. This is part of all state school construction projects. Also See answer 17 above.*

19. How big is the roof? Have you considered the view from the north? There are neighbors that will see the roof, which is slanted to the north with black reflective solar panels on a light roof.

*The overall roof is approximately 110,000SF and specifically designed to maximize the amount of photovoltaic panels. The roof is not “slanted” – there is a low-pitch aspect to facilitate proper drainage, but it is essentially a ‘flat roof’. The design team has developed a series of views from the north (looking south) and due to the amount of existing vegetation and the existing topography, there will be a very limited visual exposure to the new roof structure.*

20. How are environmental aspects and impacts being considered within the design in terms of materials and operation (e.g energy, waste/ recycling, space for garden? Thank you

*Yes, the design team has incorporated many sustainable aspects into the planning of the facility. It will be designed to meet the CT HPBS criteria and as a result of some collaborative workshops, there have been elements incorporated into the design such as: student gardens, stormwater rain gardens, re-purposing of trees into site furniture and repurposing of on-site excavated rock into the landscape strategy.*

21. Why is there no vehicle entrance on Stanwich Road given the dangerous curves and narrow width of Orchard Street? from Michael Wolfson – Index Card

*The existing topography and amount of rock that is located along the west boundary (Stanwich Road) makes it very difficult to provide vehicular access. The traffic report that was completed advised against creating any vehicular access points along Stanwich for those reasons as well as restricted sight lines.*

22. What plans have been made to restrict vehicle access to the planned bus entrance on Orchard Street?

*There will be access control gates in place at this entry point to allow only emergency vehicles, buses and select staff (with assigned spaces) to use that area of the site.*

23. Emergency responders are expected to enter the school from orchard street?

*The emergency responders can access the site from Indian Rock Lane and/or Orchard Street. Our workshop meetings with them reinforced the importance of redundancy and the proposed access plan meets their requested needs.*

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24. If there will be equipment screening, will it be on the roof? Can that be shown on a rendering? How much height will that add to the building? Will that block the northerly view of the solar panels?

*There is no equipment screening proposed on the upper roof. The equipment screening proposed on the first floor roof is oriented to mostly hide the equipment from the classrooms looking out over the first floor roof. All of the roof screening is shown in the renderings – it is, by design, not very visible from any of the neighbor’s homes.*

25. Will lights be attached to the building? Or on poles? At what heights? How late will the lights stay on?

*(This was part of the January 17th presentation), There will be some lights attached to the building to meet the current Life Safety Codes. The remainder of the site will be lighted by full cut-off LED site fixtures that will be placed on 14’ tall poles with the necessary house-side shields.*

*The current District listed schedule of hours for CMS exterior lighting is as follows*

- *Exterior light fixtures attached directly to building - photocell operated dusk to dawn*
- *Parking lot Light and Sidewalk Lights (poles) 5pm - 10pm*

26. The roads surrounding the school are not very safe, especially for pedestrians and bicyclists. What is the Town doing to coordinate with you on Safe Streets initiative?

*The committee continues to coordinate with DPW through our Building Committee representative. The committee has created a iCMS campus with safe passage, queuing off of the roads, sidewalks and traffic calming applications.*

27. There is an existing Town Sidewalk plan for the area that hasn’t been implemented. Is the town prioritizing capital improvements surrounding CMS like this to coordinate with your project plan?

*The project team cannot speak to the overall implementation of the “Townwide” initiative but has verified that the limited sidewalks that are being proposed as part of this project align with that plan. The funding for the proposed sidewalk improvements may be provided by this project or possibly by the DPW under the Town Sidewalk Plan due to the reimbursement restrictions placed as conditions by the State Review process.*

*While this is not part of the remit of the CMS Building Committee Project, we will refer this question to our town administrator.*

**Starting Construction: The Phasing and Logistics Plan:**

28. Will there be pile driving or blasting during construction? If so, how will the school/children/staff be protected and notified of such work?

*Drilling & blasting is a potential method that will be required for rock removals necessary for construction of the new CMS campus. Safety is the highest priority and all blasting will be performed under an Engineered Plan which accounts for all protection and notification measures and is approved by the local Fire Marshall. In addition, Turner Construction will maintain consistent communication with the school & surrounding community and will provide early communication of any impactful work.*

29. Will blasting happen and if so will the company doing it check in with neighbors before blasting?

*Reference response to question 28 above.*

30. To confirm, the plan is for all students and staff to stay at the current school throughout the construction period? If so, there will be distractions due to noise and disruptions related to construction logistics and debris that will impact the children. How is this addressed? ADA Accessibility?

*The number one way we will address these concerns is through regular communication and transparency into the construction operations that will be ongoing at each stage of the project. The phasing & logistics plans for the CMS project divide the site into two (2) separate and distinct areas for construction during the 2-phases of the project. We will consistently strive to minimize impact to the daily operations of the school & community. Many controls are put in place to avoid nuisance impacts or distractions (i.e. noise, dust, visual curiosity, etc.) such as scrim on fence, early coordination of schools testing and/or needed quiet times, misting equipment & water trucks, film on existing windows, etc. ADA Accessibility is code and part of the project plan.*

31. I understand that current structural mitigation measures have a five-year expiration period. When do these mitigation measures expire? Could you please clarify who is responsible for overseeing the maintenance of these measures to ensure that they remain effective over time, considering factors like weather conditions, etc.? Is there an annual structural review in place? And, at the conclusion of the five-year period, what is the plan?

*Yes, we are monitoring annually and when we get to the fifth year we will evaluate with the company if we need to request additional support or an update to the existing solution.*

32. What time frame will the school fields become a construction site-fencing, delivery of equipment etc. and what part of the fields will continue to be accessible, if any ?

*The school fields will no longer be accessible upon mobilization for the project which is currently projected to be early October 2024. Completion of new fields is planned for December 2026 and, in accordance with Town process, will go through two (2) growing seasons before being opened for school/community use.*

**Safety During Construction – Parent and Principal’s Point of View:**

33. How will the school/children be protected during demolition of the old school? (ie, potential asbestos/contaminants flaring in the air)

*There will be a comprehensive safety plan in place for the abatement and demolition of the existing building and the actual demolition work will take place in the Summer when students are not in session.*

*Before any demolition work proceeds, all remediation of hazardous materials will be performed in accordance with the State Department of Health Guidelines & Procedures and monitored and cleared by a State Licensed Hazardous Material Professional. Perimeter dust monitoring of areas under abatement is standard procedure until such an area is cleaned & cleared. During demolition, dust controls will be implemented to minimize migration. At the location where the existing building and new are in the closest proximity, there is extra protection including overhead protection & vertical netting planned to be installed to maintain separation of construction operations and provide protection of school staff/students.*

34. Who serves as the liaison between GPS and the construction team, how frequent and what methods are used for communication?

*Pre-construction it is our Project Manager and Dan Watson. During Construction this will be supplemented with daily communication between the Turner Construction Superintendent and School Administration.*

35. How will school grounds be utilized during construction and demolition? Specifically, in terms of coordinating between construction trucks, materials, and related activities with school recess and other events? What arrangements will be made for recess and CMS after-school outdoor activities during the construction & demolition phase?

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*Reference response to question 31 above. More specifically as this question relates to construction vehicles and traffic, deliveries will be restricted during pickup and drop-off times to eliminate potential impacts.*

**Other:**

36. Are CMS Building Committee meetings recorded. Can the public view these recordings? If so, please explain how.

*Yes, and are temporarily held for administrative purposes. There is no requirement for public access, since all meetings are conducted in a hybrid mode, allowing the public to attend live or virtually. All community engagement forums are recorded and posted at the CMS BC website.*

37. Who is responsible for decisions on reusable cafeteria trays, dishwashing systems and sorting stations? How can they be contacted?

*This decision lies with the BOE's Food Service staff. The design team has conducted several meetings with these representatives and are providing a design that supports their current needs. As with all aspects of this project the programmatic requirements are provided by GPS.*