



Meeting Minutes – Design Review Committee #13

Project: Central Middle School
Greenwich, CT

Issue Date: October 20, 2023

Meeting Date: October 18, 2023

Project No.: 22367.00

Meeting Time: 4:00 pm

Present: Design Team: Jim Hoagland, Henry Withers, Cole Peterson, Kemp Morhardt, Brian Hamel
Owner's Project Manager: Jim Giuliano
Construction Manager: Tim Klepps
Building Committee: Steph Cowie, Clare Kilgallen, Christina Poccia, Joe Rossetti, Dan Watson, Dennis Yeskey,
School Administration/BOE:
Public:

To All Present:

The following is believed to be an accurate representation of discussions and decisions made at this meeting on 10/18/23. If any of the items are incorrect or fail to record discussions at the meeting, please notify the writer of these minutes, in writing, within 5 days of the issue date. Failing such notification, these minutes will be considered a matter of record.

Distribution: Building Committee Project Google Drive
GPS and CMS Administration

1. Jim reviewed the schedule outlook for regulatory, Design, Documents and Review, which are directly from the recent Turner schedule Everyone celebrated the MI and preliminary Site Plan Application approvals from last night (10/17) at P&Z.
2. Jim reviewed the OSCGR DD checklists and SLAM in-house DD checklist which are the goals the team is continuing to work toward completing.
3. P&Z process: The design team will await the formal comments from P&Z. We have the preliminary comments from departments and will start to form responses and coordinate the necessary efforts to properly respond.
4. Site Plan:
 - a. Joe – How will the team respond to the P&Z comments? Henry said that we are already starting to form responses and that we had a good idea of what the "hotbuttons" were prior to the presentation last night?
 - b. Henry – We will continue to work with the tree warden and the various departments to address the concerns that were raised.
 - c. Andrew will start looking at the sewer line relocation.

- d. The bus exit on Orchard remains an open issue. It is clear that DPW will not support the proposed work.
 - e. Henry talked about the location of the gates in order to control the access to the bus loop as well as the fire lane behind the building. This will need to be discussed further when we meet again with the Fire Department and Police Department to be sure that we are supporting their needs with this configuration.
5. Building Plan:
- a. Jim reviewed the updated Building Plans floors. Showed new plan moves (see attached presentation)
 - b. On the first floor, the team split the courtyard into 2 separate spaces so that the proportion of the Media Center was more "squarish" as opposed to the previous configuration that was long and narrow. This provides a source of natural light from 2 sides of the Media center – will be a much better result.
 - c. This will also facilitate more natural light at the end of the 2 Main Lobby spaces and helps "lighten" the bottom of the communicating stairs.
 - d. The rotation of the Auditorium and the Gym has worked out quite well – this move has helped the Team create a little more space between the existing building and the new. This will be reviewed further with Turner to be sure that construction phasing still works and that there is enough space for the contractor to access the corner of the new building during all phases of construction.
 - e. Mechanical spaces have been expanded to include rooms directly under the Academic Pod core areas. This will help to reduce the horizontal duct rooms for the indoor air handlers and better utilize the vertical shafts that are being shown in the core areas of the second floor. CES has done some "spaceproofing" and the layouts of the indoor air handlers requires more space than they originally assumed. Brian explained that the clearance required for pulling coils and filters is driving the layouts and that CES is trying to keep the layouts as efficient as possible.
 - f. Brian explained that another benefit to adding mechanical space directly below the academic pod core is that the plumbing required for the second floor toilets will be fully accessible from below and that there will be no underground/below-grade drainage required. This is a better solution for long-term maintenance and is a less expensive first cost to the project.
 - g. Jim highlighted areas of the building that can be "compartmentalized" and locations in the plan that will likely need cross-corridor doors to ensure the ability to shut off portions of the building to accommodate various uses. This will also need to be coordinated with the Fire Department and the Police Department for Life Safety purposes as well as security protocols.
 - h. The Floor Captain areas have been updated in response to staff feedback. There may be some additional adjustments in these areas that will continue to be coordinated with Tom Healy and his staff.
 - i. Program Space sizes:
 - i. Typically AIA industry guidelines permit a program versus actual room size tolerance of 10%
 - ii. SLAM typically works to be within 5% and CMS is generally within 2%, so well within industry standard tolerances
6. CES Spaceproofing:
- a. Brian reviewed the "spaceproofing" strategies.
 - b. Presented the typical Classroom layout with all the required ductwork for the air side ventilation requirements. The radiant ceiling panels will be located in the ceiling along the perimeter wall,
 - c. Mechanical layouts reflect the latest strategy and provide appropriate clearances for all the indoor air units. Coordination for the vertical duct shafts has been discussed at the weekly consultant coordination meeting and other disciplines (ie-structure) is incorporating the layout into their drawings.

- d. Brian explained the ductwork connection to the indoor air handlers and the need for space around the unit as well as above the unit to make transitions.
 - e. Geothermal System:
 - i. Heard a lot of comments regarding the desire for building the geothermal system
 - ii. Dan Watson: Noted that it's not likely will get BoE support for the geothermal heating/cooling plant
 - iii. Still riding on the Hamilton Avenue
 - iv. Joe R: GPS needs to respond in writing as to why not
 - v. Jim G, Steph, Clare: Geothermal is not in the interim request
 - vi. There were other aspects of the scenario, federal reimbursement, temporary heating/cooling
 - f. Mechanical update:
 - i. Does geothermal take up more space (mechanical room space)? Room size would be the same for Base system and geo.
 - ii. In general we're working to reduce the gross up of the building, but certain decisions were made to bring the air side equipment of the HVAC system inside to keep the roof scape clear for the following reasons
 - iii. Maximize roofscape for PV
 - iv. Avoid the rooftop equipment, which would be unsightly for neighbors and would require screening (cost) as well as increase the height of the building, which may impact zoning regulations
 - g. Eversource Incentives:
7. Staff Workshops
- a. Jim reviewed the enlarged room layouts that were used in the staff workshops and will be further developed as the Interior Design progresses. The spaces reviewed were:
 - i. Typical Classroom
 - ii. Typical Science Room
 - iii. Family Consumer Science Room
 - iv. Band Room
 - v. Orchestra Room
 - vi. Media Center
 - vii. Art Room
 - viii. Wood Shop / Innovation Lab
8. Building Exterior
- a. Jim reviewed the sample board. Timber beams and CLT, stone veneer, Cementitious panels, glass sample, frame sample and color.
 - b. Several exterior renderings were shared – the DRC responded favorably to the progress.
9. Building Interior
- a. Jim shared some new 3D sectional cuts through the Main Lobby and talked about the character of the space as well as the materials that are being anticipated in this area. The Main Stairs at the end of each lobby will be developed further and be a focal point of the final design.
 - b. Color schemes are being developed and will be presented and reviewed at a future DRC meeting (likely the 11/28 meeting).
 - c. Enlarged plans and interior renderings were shared with the committee. The spaces were:
 - i. Main Lobby
 - ii. Auditorium
 - iii. Gymnasium

10. DD meeting schedule:

- a. Shared the various meetings through the course of DD
- b. Jim has been developing a more detailed work plan illustrating the design team activities inclusive of deliverables and owner decisions
 - i. Will continue to add layers of information as things unfold

Respectfully submitted,

Jim Hoagland, AIA, LEED AP
Senior Associate