



Meeting Minutes – Design Review Committee #15

Project: Central Middle School
Greenwich, CT

Issue Date: November 30, 2023

Meeting Date: November 28, 2023

Project No.: 22367.00

Meeting Time: 4:00 pm

Present: Design Team: Jim Hoagland, Henry Withers, Cole Peterson, Kemp Morhardt, Amanda Hastings Shea, Alyssa Hawran, Katy Packtor
Owner's Project Manager: Jim Giuliano
Construction Manager: Tim Klepps
Building Committee: Steph Cowie, Clare Kilgallen, Christina Poccia, Joe Rossetti, Dan Watson, Dennis Yeskey, Tony Turner,
School Administration/BOE: Tom Healy
Public:

To All Present:

The following is believed to be an accurate representation of discussions and decisions made at this meeting on 11/28/23. 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
GPS and CMS Administration

Project Google Drive

1. Jim reviewed the schedule outlook for regulatory, Design, Documents and Review, which are directly from the recent Turner schedule. Reported that the team is still on-track to deliver the final DD package on December 13th.
2. Jim reviewed the Final Site Plan Application criteria and reported that the team has been gathering information in response to the final comments that were issued by P&Z after the preliminary Site Plan Application was approved. SLAM has developed a "responsibilities" matrix and continues to develop all of the responses required of the conditions that were part of the Preliminary Site Plan Application approval.
3. Jim reviewed the OSC CR/SDR & DDR checklists which are one of the goals the team is continuing to work toward completing. SLAM and CSG are in frequent contact relative to the material necessary for this submission.
4. P&Z process: The design team is addressing the final comments from departments and will start to form responses and coordinate the necessary efforts to properly respond. Some of the primary issues are:

- a. Proposed Sewer Relocation – T&B has continued meeting with the Sewer Division and has proposed several alternate solutions that address the concerns documented in the Site Plan Review meeting with P&Z. It still looks like the relocation of the sewer main to the roadway will be required by the sewer department.
 - b. Construction phasing plans and logistics. SLAM, CSG and Turner will be working together to develop these plans for the Final Site Plan Application.
5. Interiors presentation:
- a. Amanda reviewed the current plans.
 - b. Amanda went through the "Design Drivers" - thoughts that guided the design.
 - c. Overall color palette and how it relates to the individual pods and areas of the building so that it is different but still ties all together.
 - d. LVT is the primary floor material. Easily cleaned, no waxing required.
 - e. One single tone of wood intended to match the exterior material to tie the interiors and exteriors together. Columns, doors, casework.
 - f. Dan Watson has used LVT in a limited extent but likes the maintenance aspect. Jim G said glides will be critical to avoid problems.
 - g. Bathroom tile will be an accent only on the wet wall. Teal color shown for the bathroom floor is not reading correctly in the presentation - will actually be a light grey.
 - h. Window shades have 1% visibility for both light control and security feature.
 - i. Bringing the colors together in an artful way. All aspects are included.
 - j. Graphics - ideas for pops of color. All fit within the palette.
 - k. Floor plans show the proposed locations for the large format wall graphics. They occur along all of the important circulation paths.
 - l. Acoustical treatments at Main Lobby - splashes of color that help make it more playful. "Kidcentric"...
 - m. LVT in classrooms
 - i. Demonstration & Training for maintenance and care of the LVT - put into specs
 - ii. Furniture glides properly specified to avoid scratching from furniture to floor
 - iii. Foot-traffic entrance sequence to clean off dirt from feet
 - n. Clear delineation between acoustical panels and tackable surface
 - o. Main Stair - transparency through the risers. Visual connection to the Life Skills room.
 - p. Laura weighed in - thinks the color scheme is "hideous" and "70's looking"
 - q. Tom Healy - potential display cases under the stairs (likes). Tom's favorite color is green but Eastern's color is green. Likes the blue, but if blue is everywhere, it might get boring.
 - r. Christina:
 - i. First reaction to the color scheme is elementary school level
 - ii. Want to maintain a level of playfulness for MSers
 - iii. Perhaps richer color palette
 - iv. Perhaps too cool colors relative to the wood
 - v. Geometric patterns are successful
 - vi. Reality vs. rendering with respect to mechanical equipment
 - 1. Jim H: looking to try to provide Air supply from side wall
 - s. Color of the window mullions looks "poopy" in color
 - t. Cole: is medium Bronze
 - u. Color:
 - i. Base colors with perhaps a pop of a complementary color
 - ii. Amanda: Not necessarily needed for way-finding since a relatively well understood building by the plan organization, which may offer greater flexibility with more consistency in color concept?
 - v. Clare:
 - i. Media center: the geometric pattern is a bit jarring

- ii. Has the layout been reviewed with the MC people for functional layout?
- iii. Amanda: Yes, had a preliminary focus group meeting for functional layout. Did not get into specifics of the detailed operation at the circ. desk.
- iv. Add notes to the slides since need to "stand-alone" so if certain patterns, colors, etc. are "concept and can change" need to state that.
- w. White noise system?
 - i. Extent of deployment? Only public spaces?
 - ii. Tied into the PA system to have a themed audio signal throughout the building in the public spaces
- x. Anything that we're looking at relative to noise or visuals needs to be flexible. Some students need the white noise, some can't have it in the classrooms (not something he was expecting to see). SMART boards can achieve the desired white noise in the classrooms. Likes the idea of potentially in the larger public spaces.
- y. Steph - no greens, CMS is blue. Outside the frames and trim - earthy grey. Thinks it looks "poopy".
- z. Joe - "I don't do colors" but not fond of the green.
- aa. Amanda presented the Auditorium - lots of neutral colors - stage curtain is blue. Acoustical ceiling is wood.
- bb. Blue as an accent at the Media Center. Primary accent, some green elements.
- cc. Low wall/counter in Media Center can accommodate the required printers and maybe some 3D printers.
- dd. Either side of the Media Center can accommodate small recording rooms because it has become a primary activity.
- ee. Clare wants to see "age appropriate" entourage
- ff. The geometrical shapes in the Media Center are "jarring". Are there other options?
- gg. Has the layout been vetted with the Library Specialist?
- hh. Furniture in the MC is mostly flexible and movable.
- ii. Have you started looking at the exact furniture that we would order? SLAM is looking at "available" products, but final decisions will be made much later. The State bid process will drive this - the vendors that are State approved are sometimes different than Greenwich's approved vendors. Jim G said we can talk later about this.
- jj. Jim G noted that the clouds in the MC will reveal the mechanicals and piping.
- kk. Joe has some concerns about the "extra" fire protection in the MC due to coverage above the clouds. SLAM explained that there are a number of factors that would require the area above the ceiling to be protected, it looks like that is currently covered in the estimating. It may not be required in the end. This holds true for all of the "ceiling clouds" that are proposed in the project.
- ll. Amanda walked through the Cafeteria - will eliminate the green colors.
- mm. Clare suggested adding explanatory notes [FOR REVIEW -or- PROGRESS] to the deck prior to issuing it for the record.
- nn. Pods - organized by color theme. Green one first. Ceiling helps to define the breakout area of the Learning Commons.
- oo. Looking In the other direction, you see the writable wall, some technology (monitor maybe)? Using the lockers as a defining line between the circulation and the seating area, work zone and the counter area provides a work/display space.
- pp. Teal color - second pod. Does DRC like this way of organizing this?
- qq. The view inside the classroom, looking out to the Learning Corridor.
- rr. Gymnasium would have the blue Cougar logo on the floor. The bleachers may want to move to the opposite wall to get away from the Gym office windows.
- ss. 2 options for recognizing the past tiles at CMS. DRC agreed that these should be a small scale - almost a "mosaic".
- tt. Clare asked about the tiles. Is it a past thing and has it continued or will it want to continue? What other pieces of significance should be documented? Trophies? Hallway benches? Tom said the tile project ended in the early 20 "teens". There were

some tiles that were completed but never mounted. They are in boxes somewhere in the building.

6. Site Plan presentation:

- a. Henry showed the outdoor learning areas – incorporating an outdoor white board, some natural looking benches (possibly with reclaimed trees from the site), unlock "Art Line" pavers and natural reclaimed boulders.
 - b. Courtyard design – a mix of hard-scape, boulders and minimal (low) plantings. No maintenance required.
 - c. Hard surface play area – will be painted with various games and activities.
 - d. Outdoor dining area, right off the Cafeteria - tables are located here. 3 10yd dumpsters located on the south side with bollards and swinging gates for screening.
 - e. Photometrics for the site lighting are underway and the team is evaluating the fixture location strategy along with the budget that was set in SD to be sure that the criteria of the new lighting regulations are met. The initial approach appears to meet the "no light spillage" criteria at the edges of the property line. Engineers are looking at options for pole heights and possible shields on the fixtures that have been selected.
 - f. Clare suggested looking at the Western P&Z presentation for the lighting component. It went well.
 - g. Clare asked for the renderings of the screening and buffering from Orchard St, Indian Rock Lane (multiple views), Stated that the BC needs to "socialize" the views with the neighbors as soon as possible.
7. The meeting adjourned at 6:17pm.

Respectfully submitted,

Jim Hoagland, AIA, LEED AP
Senior Associate