



Central Middle School Building Committee

Meeting Minutes

**MEETING DETAILS**

Meeting Number	24-004		
Purpose	Weekly Meeting		
Meeting Date	01/17/2024		
Meeting Time	8:04 AM		
Location	Town Hall Meeting Room and via Zoom (hybrid)		

Attendee	Committee Members		Attendance
Chairman	Tony Turner	DRC – Member, Sub-Committee Communications Member	Present
Vice Chairman	Clare 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
	Jan Rogers Kniffen		Present
BET Rep	Harry Fisher	(appointed 1/8/2024)	Present
BOE Rep	Laura Kostin	DRC – Member, Sub-Committee Communications Member	Present

Attendee	Ex-Officio Members		
BoS Rep, <i>ex-officio</i>	Lauren Rabin	Sub-Committee Communications Interim Chair	Absent
RTM Rep, <i>ex-officio</i>	Steph Cowie		Present
DPW rep, <i>ex-officio</i>	Michael Kiselak		Present
Dr. Toni Jones rep, <i>ex-officio</i>	Daniel Watson	DRC – Member	Present
P&Z rep, <i>ex-officio</i>	Dennis Yeskey		Present
FSAC for People w/ Disabilities	Steph Cowie	DRC – Member, Sub-Committee Communications Member	Present
Neighborhood Liaison	Rachael Stockman Koven		Present
Neighborhood Liaison	Warren Silver		Present
Neighborhood Liaison	Susan Rudolph		Present

Attendee	Meeting Attendees		
CSG, Owner Rep	Jim Giuliano	Owner's Representative	Present
CSG	Samantha D'Agostino		Present
S/L/A/M	Kemp Morhardt – PIC		Present
S/L/A/M	Jim Hoagland		Present
S/L/A/M	Henry Withers		Present
Turner, CM	Tim Klepps	Construction Manager	Present
Colliers (CxA)	Evan Wyner, PE, LEED AP		Absent
CMS Principal	Tom Healy	DRC – Member	Absent

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Tony Turner called the meeting to order at 8:04:00 AM. Roll call was taken.
2.00	Chairman's Remarks	Week of February 12th school is out and will not have a meeting February 13. Jan 30 is a night meeting at 6:30. Slide deck for the design review committee went out last night. Slide deck for 7pm meeting will circulate later in the morning. Schedule for the day is 4pm design review meeting, 7pm committee engagement and forum meeting. Colliers agreement, almost done except for one exhibit. QR code for 7pm Forum still needed. Mr. Turner noted that if the town decides to change to a geothermal system it would be \$8 to 10 million additional cost and projected move-in to the new school would have to push to holiday season 2026. Mr. Jan Kniffen noted that the time to make such a change has passed. Mr. Jim Giuliano presented the update, see scorecard. Reconciled cost estimate still scheduled for Jan 29th. Ms. Kilgallen asked about the Aquarion water pressure item. Mr. Turner that the next step is a letter from the town Fire Chief and the First Selectman to Aquarion. TB sketches for next week (rock issue).
3.00	CSG Update	
4.00	Planning and Zoning Final site plan application documents and Architectural Review Committee follow up	The Final Site Plan Application to Planning and Zoning and the amendments to the revised ARC submission were raised.

4.10 Discussion	<p>Items noted were speed cameras, the rock outcrop, and the potential shift of the exit onto Indian Rock Lane. Mr. James Hoagland reviewed the items open with the Architectural Review Committee. There was a discussion of a partial rock outcrop removal and if that could be showing in drawings. Mr. Giuliano suggested a hand sketch.; SLAM said it could easily produce a 2-D drawing. Mr. Turner suggests walking it today with the sketch before the Design Review COmmittee meeting to accelerate matters.. Mr. Dennis Yeskey noted that P&amp;Z understood that the rock outcrop needed to be removed and that ARC would also support the removal of the rock outcrop. Ms. Laura Kostin suggested that the Greenwich Police Department be invited to the walkaround given the safety considerations.</p> <p>Clare Kilgallen suggests looking additional costs for changes (exit, roof view reorienting fields)/ safety concerns that may arise, and does not consider the entrance sign topic closed. Aesthetically pleasant screening changes around roofing units was raised. Lettering at front of school should be white for better visibility, being mindful of readability for all including those who are vision impaired. Re-visiting all these topics next week. Ms. Kilgallen suggested that a letter from Tim Coughlin of Parks and Recreation regarding the orientation of the baseball and softballs fields would help bring closure to that item with the ARC. Mr. Yeskey said that ARC's advisory comments should not hold up P&amp;Z. Mr. Turner noted that there has been no public objection to the design and cladding of the school. Ms. Kilgallen noted the information received from the Committee's DPW ex-officio is that the speed camera implementation needs action by the Representative Town Meeting. Mr. Michael Kiselak noted the new speed camera law became effective Jan 1, 2024 and suggested dialogue with GPD's traffic division. Mr. Joe Rossetti supports keeping the Parks and Recreation ballfield orientations. He reiterated his request for the stone coursing at the front of the school to be changed and would like to see options. Regarding the dumpsters he suggested shifting them back a few feet. SLAM's Landscape architect Henry Withers agreed. Mr. Kemp Morhardt noted that residents asked for massing similar to residential. SLAM is looking at different canopies from the canopy presented to date. Mr. Wither's confirmed that the garden in memory of Maria Fareri (known in the CMS community as Maria's Garden) will be a rain garden near the main entrance. Ms. Kilgallen noted that she has been in contact with the family and that dialogue with the family will continue.</p>
4.02 Discussion	
5.00 Invoices	None
6.00 Other	None
7.00 Minutes	None
8.00 Next Meeting	January 23, 2024 at 6:30PM
10.00 Motion to Adjourn	Steph Cowie moves to adjourn meeting, Chair Tony Turner seconds. It is unanimous
11.00 Adjourn	9:32
12.00 Exhibit	Scorecard Attached




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**Prepared by:**

Christina Poccia, Secretary  
Central Middle School Building Committee

clk *Drafted by: Susana Valenzuela, EA, HR, BOE*

# Weekly Project Scorecard

Prepared By: Jim Giuliano  
 Owner's Representative:  
 Construction Solutions Group  
 Issuance Date: 1/17/2024

# Central Middle School – 9 Indian Rock Lane, Greenwich, CT



Building Committee Chairman	Project Start Date	Project End Date	Project Phase
Tony Turner	October 2024	December 2026	Design Development

**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. CSG continues to update and add to the responsibility matrix.
2. SLAM continues to conduct regular meetings with their consultants.
3. CSG continues to review Turner's Engineering Report and making a list of items to review with Turner and SLAM.
4. CSG sent Turner's comments on the DTC Report back to DTC for their input on 12/22/2023.
5. Professional Team held a Phasing and Logistics Planning Meeting on 12/21/2023 to determine how the site should be utilized pre-construction, during construction, and post-construction.
6. Turner is actively working on Design Development Estimate.
7. CSG emailed the Greenwich Fire Marshal on 12/22/23 and received an update regarding the pressure drop at the fire hydrant.
8. SLAM met with Zoning Enforcement Officer on 12/22/23 as part of their ARC Submission.
9. Town Sewer Department determined we do not need to scope the Sewer Lines, but the Drainage Lines do need to be scoped.
10. CSG provided the Communications Subcommittee with an update for the RTM Quarterly Report on 12/27/23. CSG finalized the update for the report on 1/11/2024.
11. SLAM to provide line by line comments to Pat LaRow per 12/28/23 email.
12. SLAM presented to the Architectural Review Commission (ARC) on 01/03/2024.
13. A Special Building Committee Meeting was held on 1/5/2024 to review next steps based on the ARC Meeting on 01/03/2024.
14. Abutter notifications were sent for the P&Z Final Site Plan submission on 01/05/2024.
15. The Schematic Design Review (SDR) Meeting occurred on 01/10/2024.
16. The DRC #16 Meeting will be held on 01/10/2024. This meeting was utilized to review the tasks to be discussed at the ARC Workshop Meeting on 01/11/2024.
17. ARC Workshop Meeting was held on 01/11/2024 to have a further/more detailed discussion about the Project prior to the regularly scheduled ARC Meeting.

### Next Steps (next 14 days)

1. Turner to verify long lead items based on Design Development review.
2. The Professional Team is preparing the documents required for the P&Z submission.
3. Professional Team to look at impacts of incorporating geothermal into the project based on a decision to be made by 04/01/2024.
4. CSG will facilitate SLAM and Turner in preparing the documents for the SDR Meeting on 1/10/2024.
5. The Professional Team will work with the Building Committee to get on the agenda for the next ARC Meeting to review responses to the ARC Comments.
6. The next DRC Meeting will take place on 01/17/2024.
7. A Community Engagement Forum will be held on 01/17/2024.
8. CSG will work with the State OGA Office and coordinate with the Professional Team to schedule the Design Development Review (DDR) Meeting.

### Attention Points

- Final Site Approval schedule to be developed
- Geothermal may be part of the discussion at next CMS BC Meeting on 1/9/24 – Professional Team to potentially look at impact of decision if it was decided upon on 5/1/24

Budget			
Approved	Committed	Invoiced	Paid to Date
\$2,280,327.48	\$2,280,327.48	\$1,057,056.58	\$714,245.22

**Budget Remarks:** Paid to Date reflects CSG's Meeting with the BOE to review Munis on 01/09/2024.

Critical Path / Milestones	Start Date	Target Completion Date	Actual Completion Date
Submit Grant application	11.14.23	11.15.23	11.22.23
Langan Phase II Final Report		11.17.23	
Schedule Schematic Design Review (SDR)	11.22.23	12.04.23	12.21.23
Design Development Documents	8.18.23	12.13.23	12.13.23
Meeting with Tree Warden		12.21.23	12.21.23
Phasing and Logistics Planning Meeting		12.21.23	12.21.23
Complete SDR Checklist	11.24.23	12.22.23	
Architectural Review Commission (ARC) Submission		12.19.23	12.19.23
ARC Meeting 1		01.03.24	01.03.24
P&Z Site Plan Submission		01.05.24	
Schematic Design Review (SDR) Meeting		01.10.24	01.10.24
DRC Meeting #16		01.10.24	01.10.24
ARC Workshop Meeting #1		01.11.24	01.11.24
DRC Meeting #17		01.17.24	
Community Engagement Meeting		01.17.24	
ARC Workshop Meeting #2		01.24.24	
ARC Meeting 2		02.07.24	
DD Estimate Complete	12.14.23	1.29.24	
BC Estimate review/VE	01.29.24	02.12.24	
P&Z Site Plan Approval		02.06.24	
Design Development Review (DDR) Meeting	01.30.24	02.28.24	
BC Decision on Geothermal no later than....		04.01.24	
CD Documents	01.09.24	04.02.23	