



Central Middle School Building Committee

Meeting Minutes

**MEETING DETAILS**

Meeting Number	24-013		
Purpose	Weekly Meeting		
Meeting Date	03/12/2024		
Meeting Time	8:05 AM		
Location	BoE Havemeyer Building		

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 – V
Secretary	Christina Poccia	DRC – Member	Present
	Todd Klair		Present
	Joe Rossetti	DRC – Member -	Present
	Josh Caspi	DRC – Member	Absent
	Jan Rogers Kniffen		Absent
BET Rep	Harry Fisher		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	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   RTM Rep	Steph Cowie	DRC – Member, Sub-Committee Communications Member	Present
Neighborhood Liaison	Rachel Stockman Koven		Absent
Neighborhood Liaison	Warren Silver		Absent
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, AIA, NCARB, LEED AP		Present
S/L/A/M	Henry Withers		Present
Turner, CM	Tim Klepps	Construction Manager	Present
Turner	Todd Moss	Estimator	Present
Turner, CM	Valerie Donahue	Construction Manager	Present
Colliers (CxA)	Evan Wyner, PE, LEED AP		-
CMS Principal	Tom Healy	DRC – Member	Present

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Tony Turner called the meeting to order, 8:05 am
2.00	Chairman's Remarks	Moved to add minute approvals to the agenda, no objections.
3.00	Professionals Update (CSG)	See scorecard. CSG reviewed the Value Management log
3.01	Discussion / possible vote	Items BE9, BE29, BE42: Motion to reject by Laura Kostin, seconded by Clare Kilgallen. 5-2-0 motion passes (Absent: Mr. Josh Caspi & Mr. Jan Kniffen)
3.02	Item BE45	Motion made by Laura Kostin to reject BE45 (brick), Kilgallen seconds. 3-4-0 Motion does not pass.(Nays: Fisher, Rossetti, Klair, Turner. Absent Caspi & Kniffen)
3.03	Discussion / possible vote	Clare Kilgallen makes motion to reject items 17, 17A, 17B, Laura Kostin seconded. Motion passes 7-0-0 (Absent: Caspi & Kniffen)
3.04	Discussion / possible vote	Tony Turner moves to accept BE45 (alternate brick veneer), Joe Rossetti seconds. 3-4-0 motion does not pass. (Nays: Poccia, Fisher, Kostin, Kilgallen) (Absent: Caspi & Kniffen)
3.05	Discussion / possible vote	Clare Kilgallen motions to keep with the basis of design as presented by SLAM, Joe Rosetti seconds. 5-1-0 Motion passes (Nay: Turner) (Absent: Caspi & Kniffen)
3.06	Discussion / possible vote	Clare Kilgallen makes a motion to reject 17C, Laura Kostin seconds 6-0-0 motion passes (Absent: Caspi, Kniffen, & Klair)
3.07	Discussion / possible vote	Clare Kilgallen makes a motion to reject BE28, Joe Rosetti seconds. Motion passes 6-0-0 (Absent: Caspi, Kniffen, & Klair)

3.08 BE44 discussion	Motion to accept BE44 conditioned on SLAM confirming with manufacturer (will be explored in constr. docs) made by Clare Kilgallen and seconded by Laura Kostin. 6-0-0 motion passes. (Absent: Caspi, Kniffen, & Klair)
3.08 Discussion / possible vote	Clare Kilgallen motions to reject BI-51 (paint in lieu of wall covering), seconded by Joe Rossetti. Motion passes 6-0-0 (Absent: Caspi, Kniffen, & Klair)
3.09 Discussion / possible vote	Clare Kilgallen motions to reject BI-52 paint in lieu of vinyl covering (\$89,000), seconded by Tony Turner. Noted it is the soul of the design. Motion passes 5-0-0 (Absent: Caspi, Kniffen, Klair, & Poccia)
3.10 Discussion / possible vote	Tony Turner motions to reject G8 (timing of Summer '25 removal of rock outcrop for phase I) Seconded by Joe Rossetti. Motion Passes 5-0-0 (Absent: Caspi, Kniffen, & Klair)
3.11 Mechanical 12 discussion	Being looked over - no action
3.12 Electrical 25 discussion	Elec-25, administratively rejected
3.13 Electrical 26	Elec-26 is a code requirement, administratively rejected
3.14 Electrical 27	Motion to reject Elec-27 made by Clare Kilgallen, seconded by Joe Rossetti. Motion passes 4-1-0 (Nay: Fisher) (Absent: Caspi, Kniffen, & Klair)
3.15 Discussion	Open question on EV chargers about reducing the rate of charging
3.16 Electrical 29	Motion made by Clare Kilgallen to reject Electrical 29, Joe Rossetti seconds. Want to keep the 5-year warranty. Motion passes 5-0-0 (Absent: Caspi, Kniffen, Klair, & Poccia)
3.17 Electrical 28	Motion made by Clare Kilgallen to reject Electrical 28, Tony Turner seconds. Motion passes 5-0-0 (Absent: Caspi, Kniffen, Klair, & Poccia)
3.18 Electrical 30	Motion made by Clare Kilgallen to reject Electrical 30, Joe Rossetti seconds. Motion passes 5-0-0 (Absent: Caspi, Kniffen, Klair, & Poccia)
4.00 Discussion of task/workstream list	-
5.00 Discussion & possible vote to resume work on construction documents	-
6.00 Minutes review. and approval	Tony Turner moves to approve the minutes dated August 8 and 15 2023 as presented, Joe Rossetti seconds. Minutes approved 5-0-0 (Absent: Caspi, Kniffen, Klair, & Poccia)
10.00 Next Meeting	March 19, 8:00 AM
11.00 Motion to Adjourn	Steph Cowie moves to adjourn, Laura Kostin seconds. It is unanimous.
11.01 Adjourn	Adjourned without objection at 10:01:00 AM
12.01 Exhibit 1	Scorecard Attached
12.02 Exhibit 2	Value Management Log




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**Prepared by:**

Christina Poccia, Secretary  
Central Middle School Building Committee

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

# Weekly Project Scorecard

Prepared By: Jim Giuliano  
 Owner's Representative:  
 Construction Solutions Group  
 Issuance Date: 3/12/2024

# 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

<b>Project Description:</b> Design and Construction of a New Middle School Building on the existing site for the current Middle School.
<b>Accomplishments (past 14 days)</b>
<ol style="list-style-type: none"> <li>CSG continues to update and add to the responsibility matrix.</li> <li>SLAM continues to conduct regular meetings with their consultants.</li> <li>CSG continues to review Turner's Engineering Report and making a list of items to review with Turner and SLAM.</li> <li>CSG confirmed with the State OGA Office that a Design Development Review (DDR) Meeting is no longer required for this project. The project will have to go through a Plan Completion Review (PCR) Meeting prior to the project going out to bid.</li> <li>The Professional Team presented an updated version of the Value Management List at the CMS BC Meeting on 2/27/24 for the Committee to review. Multiple items were accepted or rejected but there are still pending/open items that require a final decision.</li> <li>CSG had the CMS BC Chairman reach out to the Greenwich Board of Education to schedule a meeting with DTC.</li> <li>The Greenwich Fire Department conducted their own flow test on 2/12/24 on the hydrants in question and the Professional Team was notified on 2/26/24 that the results were similar to those from July of 2023. They still indicate that even though the flow is sufficient, the pressure continues to be low, and a fire pump is still required. The removal of a fire pump was rejected as Value Management item and remains as part of the project scope.</li> <li>CSG determined the State Testing ("No Noise") days for Central Middle School from Tom Healy and distributed that information to the rest of the Professional Team on 3/1/24.</li> <li>On 3/1/2024, Turner distributed a report on Value Management items from their Turner Engineering Group to help CSG, SLAM, and the Owner determine what the cost and schedule impact would be for potential VM changes to certain items such as the material/construction of the building exterior.</li> <li>SLAM provided the CMS BC with the number of hours they have spent on Construction Documents on Monday, 3/4/24.</li> <li>CSG determined a plan of action to complete the repairs at the CMS athletic fields – see Item No. 45 on the Responsibility Matrix.</li> <li>SLAM held a meeting with the Tree Warden on 3/4/24 to review updates to the planting plans based of the Value Management List.</li> <li>The CMS BC Chairman confirmed that the DRC meeting minutes have been posted through Design Review Committee #15.</li> </ol>
<b>Next Steps (next 14 days)</b>
<ol style="list-style-type: none"> <li>The CMS Building Committee needs to approve Value Management List that has been reviewed at multiple CMS BC Meetings – reference Item No. 52 on the Responsibility Matrix.</li> <li>CSG and the CMS BC Chairman as well as other members of the Professional Team are to finalize a schedule for a meeting with DTC.</li> </ol>
<b>Attention Points</b>
<ul style="list-style-type: none"> <li>Value Management continues in efforts to bring budget in alignment with approved funding</li> <li>Evaluation of Value Management relative to ARC and P&amp;Z submission dates</li> <li><b>• CMS Building Committee needs to make Value Management decisions to mitigate project schedule impacts and align project budget.</b></li> </ul>

Budget			
Approved	Committed	Invoiced	Paid to Date
\$2,318,633.00	\$2,515,393.2	\$2,033,412.62	\$1,952,212.28
<b>Budget Remarks: See Vendor Summary for February 2024 for more information.</b>			
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	11.16.23
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	01.09.24
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	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	01.17.24
Community Engagement Meeting		01.17.24	01.17.24
DD Estimate Complete	12.14.23	1.29.24	1.29.24
P&Z Site Plan Approval <i>(Tentative – Professional Team is attempting to improve this date)</i>		04.08.24	
ARC Meeting 2 <i>(Tentative – Professional Team is attempting to improve this date)</i>		04.03.24	
BC Estimate review/VE	01.29.24	02.12.24	
Design Development Review (DDR) Meeting	01.30.24	02.28.24	
CD Documents	01.09.24	04.02.23	