



Central Middle School Building Committee

Meeting Minutes

**MEETING DETAILS**

Meeting Number	24-015		
Purpose	Weekly Meeting		
Meeting Date	03/26/2024		
Meeting Time	6:34 PM		
Location	Town Hall Meeting Room		

Attendee	Committee Members		Attendance
Chairman & EMAC Rep	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	Absent
	Josh Caspi	DRC – Member	Absent
	Jan Rogers Kniffen		Present - R
BET Rep	Harry Fisher		Present - R
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
DPW rep, <i>ex-officio</i>	Michael Kiselak		Absent
Dr. Toni Jones rep, <i>ex-officio</i>	Daniel Watson	DRC – Member	Present
P&Z rep, <i>ex-officio</i>	Dennis Yeskey		Present - R
RTM Rep. & FSAC for People w/ Disabilities	Steph Cowie	DRC – Member, Sub-Committee Communications Member	Present
Neighborhood Liaison	Rachel Stockman Koven		Absent
Neighborhood Liaison	Warren Silver		Absent
Neighborhood Liaison	Susan Rudolph		Absent

Attendee	Meeting Attendees		
CSG, Owner Rep	Jim Giuliano	Owner's Representative	Present
CSG	Samantha D'Agostino		Present
S/L/A/M	Kemp Morhardt – PIC		Absent
S/L/A/M	Stephen Martocchio – Project Manager		Present
S/L/A/M	Jim Hoagland		Present
S/L/A/M	Henry Withers		Absent
Turner, CM	Tim Klepps	Construction Manager	Present
CMS Principal	Tom Healy	DRC – Member	Present

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Tony Turner called the meeting to order, 6:34 pm
2.00	Chairman's Remarks	Moved to adjust the agenda item to move minutes to before item 3. No objections.
12.00	Approval of Minutes	Ms. Laura Kostin moved to approve minutes 1/30/24, 6/6/24, 2/6/24 and 7/25/23, seconded by Ms. Clare Kilgallen
12.01	Approval Minutes	7-0-0 Passed Mr. Josh Caspi, and Mr. Joe Rossetti absent
3.00	Discussion and possible vote on final value engineering proposals, if any, to bring the latest cost estimate back to budget	CSG confirmed the value management log has been completed and SLAM to present some design results from that exercise.
4.00	CSG: Update the report from the professional team and the task/workstream list, etc.	CSG to forward a resume of a potential candidate to join the CSG team.
4.01	Turner Construction Schedule	See schedule attached to minutes
4.02	Cost of Services	Next Tuesday, Turner will prepare a final presentation of the early procurement package. CMSBC will have to get Board of Ed approval, and PCR approval separate from the overall approval.
4.03	Review of Plantings & Landscaping	There was a review of the plantings and landscaping. Mr. Dennis Yeskey asked in the Tree Warden has given an official response on the outcrop; SLAM said no, but understands the Tree Warden's position. Discussion of the rock outcropping is not part of the design. Ms.Kilgallen asked if we had the legal opinion on security/state authority issue (raised on 3/19); Mr. Tony Turner said he expected it any minute now.
4.04	Exterior Finishes	See exhibit for a motion to approve the exterior stone veneer and the panels as presented by SLAM (slide 16). Moved by Ms. Christina Poccia, seconded by Mr. Todd Klair.
4.05	Vote	7-0-0 Passed Mr. Joe Rosetti and Mr. Josh Caspi Absent
4.06	Canopy	Ms. Clare Kilgallen moved to accept the canopy within 2' +/- of the 20'-0" length shown. Mr. Jan Kniffen seconded.

4.07	Vote	5-0-1 Mr. Harry Fisher, Mr. Josh Caspi and Mr. Joe Rosetti absent. Ms. Laura Kostin abstained
5.00	Discussion and possible vote to approve the ARC and P&Z application supplements to the final site plan previously submitted	This was reviewed by the committee.
6.00	Discussion next Community Engagement Forum – MOTION	Ms. Clare Kilgallen moved on behalf of the communications sub-committee to have a community forum held on April 24th at Central Middle School
6.01	Vote	6-0-0 passed. Mr. Harry Fisher; Mr. Josh Caspi and Mr. Joe Rosetti absent.
7.00	Update from professionals on the CMS field repair	Field report circulated to the team. The installation will be done in order to avoid any failure. The entire field will not be ready for April 1st, but the majority of the field can be used.
8.00	Update report from the Communications Committee	Update taken up in item 10- RTM report will be given on April 2nd for CMSBC approval.
9.00	Discussion about the Town-wide CT FOIA training	Deferred to next meeting when Ms. Lauren Rabin is available.
10.00	Discussion and possible vote to approve general communications and talking points for the RTM district and committee meetings, including RTM call item 10 re Net Zero Project and Geothermal for the April 8 RTM meeting	Ms. Steph Cowie moved to approve the talking points that has been circulated to the building committee on behalf of the approved bulletin from the communications sub-committee. Physical copies will be made available for RTM members, and disbursed to the RTM in their packets
10.01	2 Pager Handout to RTM	Tony Turner asked for to put the delay points (6 and 2) together.
10.02	Vote	Voice Vote 6-0-0 Passed
10.03	Geo-thermal Response	Discussion of speaking at the April RTM meeting to address the choice not to do geothermal for the building, this will be re-visited Tuesday 4/2/24
11.00	Approval of Invoices	Mr. Jim Giuliano presented the following invoices to the Committee:
	Invoice – CSG	CSG invoice #22-019-16 dated 3/5/24 for \$23,045 for Approval moved by Ms. Clare Kilgallen and seconded by Ms. Laura Kostin
	Invoice – SLAM	SLAM invoice #1030422 dated 3/7/24 for \$6,680 and invoice #1030424 dated 3/14/24 in the amount of \$214,319.61 Approval moved by Ms. Clare Kilgallen and seconded by Ms. Laura Kostin
	Invoice – TCCo	Turner Construction invoice #4 dated 3/12/24 for \$35,300 Approval moved by Ms. Clare Kilgallen and seconded by Ms. Laura Kostin
	Invoice – Langan	Langan invoice #LCT60503 dated 3/5/24 for \$5,143.79 (additional soil testing) Approval moved by Ms. Clare Kilgallen and seconded by Ms. Laura Kostin
	Invoice – Colliers (CxA)	Colliers invoice # 928700 dated 2/29/24 for \$9,202.50 (commissioning) Approval moved by Ms. Clare Kilgallen and seconded by Ms. Laura Kostin
11.03	Motion to Approve	Ms. Clare Kilgallen moved the approval of the six (6) invoices, Ms. Laura Kostin seconded the motion
11.04	Vote	6-0-0 passed Mr. Harry Fisher, Mr. Josh Caspi and Mr. Joe Rosetti absent.
11.05	Legal invoices	Mr. Tony Turner presented the following invoices noting he confirmed they were correct. Shipman invoice #642587 for the month of January legal fees dated 3/15/24 in the amount of \$4,645 and Shipman invoice #642965 for legal services rendered in February dated 3/21/24 in the amount of \$3,765
11.06	Motion to Approve	Motion by Mr. Tony Turner to approve the two (2) invoices for legal fees (§ 11.05) seconded by Ms. Christina Poccia
11.07	Discussion	Mr. Giuliano noted that the allowance in the owner's contingency would need to be raised from \$60,000 in light of the invoices for legal services. Mr. Turner has noted that there are more invoices to follow. Ms. Kilgallen asked for the Chair to update the committee as to the legal advice rendered in February noting that the Chair is aware however the entire Committee has not been advised. She asked for that report in the next meeting. Ms. Kilgallen reiterated her request stated in prior meetings for quotes from outside counsel in advance of work being rendered noting such as typical and best practice.
11.08	Vote	6-0-0 passed (Absent: Fisher, Caspi, and Rossetti)
12.00	Approval of Minutes	Completed above
13.00	Other	Ms. Christina Poccia stated for the record that the FOIA request received in February from Mr. Spilo has been addressed and considered resolved.
14.00	Next Meeting	April 2, 2024 at 8:00am
15.00	Motion to Adjourn	Ms. Laura Kostin moved to adjourn and Mr. Jan Kniffen seconded
15.01	Adjourn	Adjourned 9:47pm without objection
16.00	Exhibit 1	Scorecard Attached – CSG authored
17.00	Exhibit 2	Construction schedule – TCCo authored
18.00	Exhibit 3	Exterior wall materials palette (SLAM slide 16)

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**Prepared by:**

Christina Poccia, Secretary  
Central Middle School Building Committee

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