



Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS

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| Meeting Number | 23-041 |
| Purpose | Weekly Meeting |
| Meeting Date | 8/1/2023 |
| Meeting Time | 6:30 PM |
| Location | Town Hall Cone Room and virtual (via Zoom) |

| 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 (V) |
| | Todd Klair | Present |
| | Joe Rossetti DRC - Member | Present |
| | Josh Caspi DRC - Member | Absent |
| BET Rep | Nisha Arora | Absent |
| BOE Rep | Laura Kostin DRC - Member, Sub-Committee Communications Member | Present |

| Attendee | Ex-Officio Members | Attendance |
|---------------------------------|--|-------------|
| FSAC for People w/ Disabilities | Steph Cowie DRC - Member, Sub-Committee Communications Member | Present |
| BoS Rep | Lauren Rabin Sub-Committee Communications Interim Chair | Absent |
| RTM Rep | Mike Spilo | Present |
| DPW rep | Michael Kiselak | Absent |
| Dr. Toni Jones rep | Daniel Watson DRC - Member | Absent |
| P&Z rep | Dennis Yeskey Sub-Committee Communications Member | Present (V) |
| Neighborhood Liaison | Rachel Stockman Koven Neighborhood Liaison | Present |
| Neighborhood Liaison | Warren Silver Neighborhood Liaison | Absent |
| Neighborhood Liaison | Susan Rudolph Neighborhood Liaison, alternate to Mr. Silver | Present |

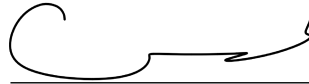
| Attendee | Meeting Attendees | Attendance |
|------------------|--|-------------|
| CSG, Owner's Rep | Jim Giuliano | Present |
| SLAM | Kemp Morhardt, AIA, NCARB Principal Architect | Present |
| SLAM | Jim Hoagland, AIA, LEED AP Senior Designer | Present |
| SLAM | Henry Withers, ASLA | Present (V) |
| SLAM | Todd Moss Estimator | Present |
| Principal | Tom Healy CMS Principal; DRC - Member | Present |
| Turner, CM | Tim Klepps | Present |

Agenda Item Topic Description

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|------|---|---|
| 1.00 | Call to Order | Chairman Tony Turner called meeting to order at 6:37pm. A quorum was present. |
| 2.00 | Chairman's remarks | Mr. Turner commenced the presentation. The areas covered were as follows: |
| 3.00 | Communications sub-committee update | Ms. Kilgallen reported that the Q&A from the July 12 Third Community Engagement Forum was answered and completed by the professionals. The document was posted to the Greenwich Public Schools website greenwichschools.org/cmsbc |
| 4.00 | CSG - Owners Rep – Update report from the professional team and review of the financials, project's critical path, & timeline | Mr. Jim Giuliano referred to the project scorecard. The consultant team met for an all-day budget reconciliation on July 26 and reconvened on July 27 for a value management session. TCCo and SLAM met again on July 28; TCCo estimated the value management items. |
| 4.01 | CSG - Owners Rep – Update report from the professional team and review of the financials, project's critical path, & timeline | Mr. Turner noted that CSG going forward will provide a monthly financial report. If interim financials are desired more than monthly let Mr. Turner know. YTD financials are expected next week. Ms. Kilgallen noted that the financials are also reported in the quarterly reports to the RTM. |
| 4.02 | CSG - Owners Rep – Update report from the professional team and review of the financials, project's critical path, & timeline | Mr. Turner noted the progress made on the project in the past seven months. |
| 4.03 | CSG - Owners Rep – Update report from the professional team and review of the financials, project's critical path, & timeline | He noted that we will not be able to get through item 7 on the value engineering items. Review is needed by Dan Watson, Parks and Recreation Joe Siciliano on the sprinklers. Items seven value engineering will not be completed within this one meeting. |
| 5.00 | Presentation by Turner Construction and SLAM on the reconciled project cost estimate with value engineering options with cost and based on the schematic design documents (SDs) | Presentation by Turner Construction and SLAM on the reconciled project cost estimate with value engineering options with cost and based on the schematic design documents (SDs) |
| 6.00 | Presentation by Lehrer Cumming on the final peer review based on SDs | Presentation by Lehrer Cumming on the final peer review based on SDs |
| 7.00 | Discussion and possible vote on value engineering options and next steps in the process | Mr. Todd Klair notes that value management items requiring educational specification revisions be deferred. |

- Mr. Todd Klair noted that net zero isn't being added to the budget but that it is part of the design.
- 8.00 Discussion and vote on any pending invoices
- 8.01 Vote
- 9.00 Other
- 10.00 Approval of minutes for meetings for May 2, 9, 16, 23, 24, 30, June 6, July 18 & 25
- 11.00 Next meeting is August 8, 8 AM
- 12.00 Adjourn
- 13.00 Exhibit
- Mr. Joe Kelly Chair of Board of Education will be prepared Shipman and Goodwin invoice #631747 dated July 1, 2023 in the amount of \$1,615 for legal services rendered in May 2023 was presented by Mr. Tony Turner. Mr. Joe Rossetti made a motion to approve which was seconded by Mr. Klair.
- 6-0-0 unanimous. Motion passes.
- Mr. Turner thanks the professionals for the amount of work that they have done in such a short time. Ms. Kilgallen asked if a Communications sub-committee is needed on August 3.
- [Deferred]
- Ms. Kostin moved to adjourn the meeting and the motion was seconded by Mr. Klair. The meeting adjourned at 9:52 pm without objection.
- See attached scorecard

Meeting Closed



Prepared by:

Christina Poccia, Secretary

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drafted by Clare Kilgallen