

**FINAL**

**Central Middle School Building Committee  
Meeting Minutes**



**MEETING DETAILS**

Meeting Number	24-060
Purpose	Special Meeting
Meeting Date	2/11/25
Meeting Time	8:00 AM
Location	Virtual Zoom


Name	Committee Members	Attendance
Joe Rossetti	(Chair), DRC Member	Present - virtual
Clare Lawler Kilgallen	(Vice Chair) Sub-Committee Communications Member, DRC Member	Absent
Tony Turner		Present - virtual
Christina Poccia	(Secretary), DRC Member	Present - virtual
Harry Fisher	(BET Rep)	Present - virtual
Laura Kostin	(BOE Rep)	Present - virtual
Joshua Caspi		Present - virtual
Todd Klair		Present - virtual
Joe Kelly		Present - virtual

Name	Ex-Officio Members	Attendance
Dennis Yeskey	(P&Z)	Present - virtual
Dan Watson	(GPS)	Absent
Michael Kiselak	(DPW)	Absent
Stephanie Cowie	(RTM)	Present - virtual
Lauren Rabin	(Board of Selectmen)	Absent
Thomas Healy	(CMS Principal)	Absent
Rachael Koven		Absent
Susan Rudolph		Absent
Warren Silver		Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - virtual
Jose Cardoso	JLL	Senior Project Manager	Present - virtual
John Munnick	JLL	Associate Project Manager	Present - virtual
Kemp Morhardt	SLAM	Principal	Absent
Stephen Martocchio	SLAM	Associate Principal	Present - virtual
James Hoagland	SLAM	Senior Associate	Absent
Henry Withers	SLAM	Senior Landscape Architect	Absent
Tim Klepps	Turner Construction	Project Executive	Present - virtual
Joe Phelan	Turner Construction	Senior Procurement Agent	Present - virtual
Chris Leavitt	Turner Construction	Estimator	Absent
Katie Wilkinson	Turner Construction	Procurement Manager	Absent

Agenda Item	Topic	Description
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1.00	Call to Order	Mr. Joe Rossetti called to order on February 11, 2025 at 8:02 AM
2.00	Housekeeping / Adjustments	No update
3.00	CT DEEP Stormwater Protection Control Plan (SWPPP) Proposal   Discussion and possible vote	<p>The proposal was from SLAM for their consultant Tighe &amp; Bond to perform required SWPPP inspections as part of the DEEP requirements.</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>&gt; This is a weekly inspection requirement, potentially more frequent depending on rainfall events.</li> <li>&gt; It was originally excluded from SLAM's contract.</li> <li>&gt; These services will continue during the new school construction and continue through the demolition phase along with the new fields construction.</li> </ul> <p>JLL explained it was an exclusion in the original contract.</p> <ul style="list-style-type: none"> <li>&gt; The committee acknowledged it should have been caught earlier.</li> <li>&gt; It was noted that this is a standard requirement for projects of this size.</li> </ul> <p>Additional context:</p> <ul style="list-style-type: none"> <li>&gt; The cost was found to be consistent with and outlined as per-visit allowance.</li> <li>&gt; The consensus was the budget can support this expense as it was outlined it would come from owner contingency.</li> </ul>
		<b>Motion:</b> To approve SLAM / Tighe & Bond CT DEEP Stormwater Protection Control Plan (SWPPP) Proposal for \$137,016 for the inspection services.
		<b>Moved by:</b> Mr. Todd Klair
		<b>Seconded by:</b> Mr. Joe Kelly
		<b>Vote:</b> Approved 8-0-0
4.00	Geotechnical Construction Administration and Observation Proposal   Discussion and possible vote	<p>The proposal was for geotechnical inspection monitoring services by Tighe &amp; Bond, who is also the project's geotechnical engineer.</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>&gt; This service was excluded from the original A&amp;E team proposal.</li> <li>&gt; The scope wasn't fully defined until partway through the design process.</li> <li>&gt; It's necessary due to the project's structural fill requirements and unsuitable soils.</li> <li>&gt; The geotechnical engineer will be on-site during excavation to determine appropriate digging depths.</li> <li>&gt; The proposal was for geotechnical inspection monitoring services by Tighe &amp; Bond, who is also the project's geotechnical engineer.</li> </ul>
		<b>Motion:</b> To approve the proposal From SLAM for their consultant Tighe & Bond to perform Geotechnical , Construction Administration, and Observations services for \$76,100.
		<b>Moved by:</b> Mr. Todd Klair
		<b>Seconded by:</b> Mr. Harry Fisher
		<b>Vote:</b> Approved 8-0-0

Agenda Item	Topic	Description
5.00	GCMS Exit Door / Site Plan Revision in response to AHJ   Discussion and possible vote	<p>The building department added 1 additional item to the building permit requirements (total 40 items), specifically around the egress at vestibule 1102. A meeting was held on Friday with SLAM and the building department to go through those open items. Key points from the discussion:</p> <ul style="list-style-type: none"> <li>&gt; The building department is requiring additional egress out of the gymnasium. SLAM is making plan changes accordingly, including adding doors and shifting pieces of the plan. Some storage space in the gymnasium will be lost due to these changes.</li> <li>&gt; The overall building egress plan needs to be revised and resubmitted: SLAM is working on revising the life safety plan and egress plan. Additional information, such as exit signage and emergency lighting was requested to be added to the life safety plan. SLAM aim's to have revised plans ready by the end of business day of February 12th.</li> </ul> <p>Next steps:</p> <ul style="list-style-type: none"> <li>&gt; SLAM to submit revised life safety plans to the building department</li> <li>&gt; Another conversation with the building department to be scheduled to review the revised life safety plans.</li> <li>&gt; SLAM will continue work on addressing the 40 open items as they pertain to the overall Building Permit</li> <li>&gt; The Committe / Project Team stressed that all responses and changes are properly documented and confirmed by the building department to avoid any lingering issues.</li> </ul> <p>No vote was taken on this item. It was presented as an informational update.</p>
6.00	Building Committee meetings	The next meeting is scheduled for February 18th at 8:00 AM located at 101 Field Point Road, THMR (Reserved).
	<b>Motion:</b>	To adjourn meeting was made.
	<b>Moved by:</b>	Mr. Harry Fisher
	<b>Seconded by:</b>	Ms. Laura Kostin
	<b>Vote:</b>	Approved 8-0-0   The meeting was adjourned at 8:27 AM.
 <hr style="width: 40%; margin: 0 auto;"/> <p><b>Prepared by:</b> Christina Poccia, Secretary Central Middle School Building Committee</p>		