



CROMWELL MIDDLE SCHOOL

BUILDING PROJECT

Meeting: CMS Building Committee
Date: Wednesday, July 19, 2023
Time: 7:00 p.m.
Place: Cromwell High School Library Media Center

REGULAR MEETING MINUTES

[YouTube Link](#)

I. Call to Order

The meeting was called to order by Rosanna Glynn, Chair at 7:03 p.m.

II. Roll Call

CMS Building Committee

Present: Rosanna Glynn, Chair, Shannon Hughes-Brown, Vice Chair, Ken Cleveland, Ken Jackson, Blaise Messinger, John Post. Alternates: Heather Jacobs, Jessica Lamb (Via Conference Call)

Absent: Matt Blanchette

Administration - Dr. Macri, Ms. Cocchiola

Board of Education Members - Matt Zabroski

Town Representatives - Absent

Perkins Eastman, Arcadis and Other Representatives

Emily Sifuentes, Ron Rickey, Joe Culotta, Tom DiMauro, Joe Costa, Lauren Giamundo, Lynzee Halligan, Mike Berger

III. Approve Agenda

Motion to Approve the Agenda made by Ken Jackson, seconded by Blaise Messinger. Vote: Unanimous.

IV. [Approval of Minutes from June 22, 2023](#)

Motion to approve the Minutes from June 22, 2023 made by Ken Cleveland, seconded by John Post. Vote: Yes (4). Abstain: Blaise Messinger, Ken Jackson, Shannon Hughes-Brown. Motion Carries.

V. Public Comments - None

VI. Chairperson's Update

Rosanna Glynn said we did attend two Planning and Zoning meetings, the first was on July 6th, they had great questions and we went back last night, July 18th, and it went really well. We did get their approval with some conditions; there were 7 letters submitted from the town officials that we need to include, any changes made to the site plans will have to go back to Planning and Zoning. There was one change to the site plan as presented last night, which was approved. On the east side, the fencing instead of chain link with privacy, it will just be chain link fencing. Construction parking and traffic flow will have to be modified as needed for town staff, any construction changes to security features will go through the BOE, if there are issues with construction on site during school, the BOE will have to address.

VII. Communications Sub-Committee Report

Shannon Hughes-Brown said their next meeting will be July 27th in the Arch Room at the Town Hall. They will discuss next phase strategies, how to educate the community on site plan and traffic plan and also use that time to plan a groundbreaking ceremony. Rosanna said she would like the PTO involved and would like it to be a community event in January, which will also include students from each class.

VIII. Design Sub-Committee Report

- a. Review material recommendations with possible action to approve

Heather Jacobs said she did follow up with the police department, although the Chief did like the idea, but if code only allows a 4" opening, it does not provide egress. She will also follow up with the Fire Marshall. At this time, she would like to recommend deleting the operable windows as an option. Two weeks ago, the committee met with Perkins design team to go over interior and exterior options, and the design committee recommendations will be provided during Perkins Eastman's report.

IX. Perkins Eastman Update Report

- a. Review any value management options and recommendations with possible action to approve value management options
- b. Review status of construction documents
- c. Review timeline and one/three month look ahead

Joe Culotta said they have updated renderings from last night's Planning & Zoning meeting and from meeting with Dr. Macri & Ms. Cocchiola. Some trees and islands were removed for ease of plowing and snow storage. Emergency access moved with reinforced turf. The amphitheater is going to be part of the base project, and a dry standpipe added. There are changes to the drainage system and fire retention basin. Mike Berger said the roof was raised 6 ft. to accommodate the acoustics in the band and chorus rooms, by doing this they were able to delete a roof screen. On the main street, it will have corner guards for durability, the right hand side will have the brick exterior material for wall protection. Shannon Hughes-Brown requested estimated costs for these changes.

Perkins Eastman provided exterior material renderings to the committee. The Revised Option B, which was also the design committee's preferred option, will have a lighter secondary gray brick option.

Lynzee Halligan gave an overview of the interior materials. There will not be carpeting in the new school, they will be using kinetex flooring. They will come back with other options for walls and floors to merge school colors and STEAM options. She will also have wall imagery and vinyl graphics to show it is a STEAM school. At the next meeting, they will come back with the various options for the committee to review. For the gym, the committee likes the top right and logo bottom left. The committee decided on the top right with hexagon and the black and red falcon from bottom right on the wall.

Motion to change the fence for the bio retention garden from 6 ft to 4 ft. made by Shannon Hughes-Brown, seconded by Ken Cleveland. Vote: Yes (6) Motion Passes. Abstention: Rosanna Glynn.

Motion to approve Revised Option B as the brick pallet choice made by Ken Jackson, seconded by John Post. Motion: Unanimous.

Motion to approve porcelain tile for main street made by Shannon Hughes-Brown, seconded by John Post. Vote: Unanimous.

Motion to approve the auditorium with the red accents, dark seats and gray carpet with red stripes. made by John Post, seconded by Ken Cleveland. Vote: Unanimous.

Motion to approve the gray flooring with no accents in the classrooms made by Ken Jackson, seconded by Blaise Messinger. Vote: Yes (6) Motion Passes. Abstention: Shannon Hughes-Brown.

Motion to remove operable windows made by Ken Jackson, seconded by Shannon Hughes-Brown. Vote: Unanimous.

[Updated Perkins Presentation](#) - 1

[Updated Perkins Presentation](#) - 2

X. Newfield Update Report

- a. Review pre-construction efforts completed
- b. Review pre-construction timeline

Tom DiMauro said we still have not got approval from the State yet, the estimates will start and we are still looking at January to start the project.

XI. [Arcadis Update Report](#)

- a. Review overall financial status
- b. Review any invoices with possible action to approve.

Emily Sifuentes said we received our grant letters. The State approved the wrong amount even though the correct amount was submitted. The letter that was sent out by the State was not signed, but it will be signed and sent to Dr. Macri.

Motion to Approve the Invoices as Presented by Arcadis with the Invoice Date of July 19, 2023, for the Vendors: Newfield, Arcadis and Perkins Eastman, for a Total of \$258,219.70 made by Heather Jacobs, seconded by Ken Cleveland. Vote: Unanimous.

XII. Comments, Updates and Announcements from Board Members and Admins

Heather Jacobs said they did not see any renderings for the office, nurse's office and band room. Lynzee Halligan said they will have a pallet scheme for the Central Office. Above the marquee for the auditorium, a metal falcon will be made that jetted out from the wall, and the design committee would like to go forward for it.

XIII. Adjournment

Meeting adjourned 8:56 p.m.

Respectfully submitted,

Lisa Hicks
Recording Clerk