



CROMWELL MIDDLE SCHOOL

BUILDING PROJECT

Meeting: CMS Building Committee
Date: Wednesday, March 6, 2024
Time: 7:00 p.m.
Place: Via - Zoom

REGULAR MEETING MINUTES

[YouTube Link](#)

I. Call to Order

The meeting was called to order by Rosanna Glynn, Chair at 7:22 pm.

II. Roll Call **CMS Building Committee**

Present: Rosanna Glynn, Chair, Shannon Hughes-Brown, Vice Chair, Matt Blanchette, Ken Cleveland, Ken Jackson, Blaise Messinger, John Post, Alternate: Jessica Lamb

Absent: Heather Jacobs

Administration - Absent

Board of Education Members - Absent

Board of Finance Members - Absent

Town Council Members - Absent

Town Representatives - Mayor Demetriades

Arcadis, Perkins Eastman and Other Company's Representatives - Emily Sifuentes, Joe Culotta, James Twitchell, Ron Rickey, Chris Archer

III. Approve Agenda

Rosanna Glynn said there is a change under IX. Perkins Eastman Update Report - Item A. Accounting Review with possible action to approve missing charges - this item will be postponed until the next meeting. Item B. Soil management quote(s) with possible action to approve should read. Contaminated Soil Monitoring Proposal.

Motion to Approve the Amended Regular Meeting Agenda with the edits above made by Ken Jackson, seconded by Matt Blanchette. Vote: Unanimous.

IV. Approval of Minutes from [February 21, 2024 meeting](#)

Motion to Approve the Amended Minutes with the edit notated above from the February 21, 2024 meeting made by Matt Blanchette, seconded by John Post. YES (6) Abstain: Ken Jackson. Motion Carries.

V. Public Comments - None

VI. Chairperson's Update

Rosann Glynn said we did have a change board meeting and approved the soil monitoring. There were some inconsistencies with the Perkins Eastman RFQ and a contract that was signed.

VII. Communications Sub-Committee Report

Shannon Hughes-Brown said tomorrow is the Family Expo at the Town Hall and thanked those who volunteered to attend. We have new posters from Perkins Eastman with updated renderings. We will have our email distribution signup sheet available. Materials need to be dropped off at her house afterwards or kept with a volunteer. Our newsletter went out this week. Many pictures of the Groundbreaking Ceremony were used on all of our platforms.

VIII. Design Sub-Committee Report

Rosanna Glynn said the graphics need to be discussed tonight or at the accounting review with Perkins. The graphics part of the design was a "thrown in" that Perkins offered us, we do have a line item in our budget, but we have exhausted it. If we pursued the graphics, it would be at an additional service cost. Joe Culotta said this discussion will be tabled to another meeting and figures will be in the review.

IX. Perkins Eastman Update Report

- A. Accounting Review with possible action to approve missing charges
- B. Soil management quote(s) with possible action to approve

Joe Culotta said in regards to the soil monitoring, they had a request to provide information regarding the contaminated soils and the abatement of an area identified in the investigation. The separate proposal with the additional time regarding the soil is \$16,625 as outlined with the Perkins 15% markup, not 10%, which was approved Thursday by the change subcommittee. Jim Twitchell, Pennoni, said they remediated the grid and the waste characterization for disposal. It looks like we will come in under the bid. They only came up with one grid of contaminated soil from pesticides and herbicides. Once everything is off site, they will create a final package to submit to the committee. In regards to the building remediation and the monitoring of the removal of it, the sub committee approved it on Thursday. Questions were asked and discussion was had on the \$116,247.50 and the additional \$6,000.00 with assisting HDP's services proposed fees for services, and why this is not already a line item in the budget, since we did know about it. Perkins will resubmit their proposal for the building monitoring and the Committee will review.

X. Newfield Update Report

- A. Construction update

Chris Archer said they have started getting the soil ready and the stockpile of soil will start to take shape. We are moving towards footings and foundation and we are making sure everything is in place.

XI. Arcadis Update Report

- A. Project Budget and spend update
- B. Review invoices with possible action to approve

Ron Rickey said we did get the building permit. The security fence and gate are fully operational. They retained Freidman to monitor and manage the site storm water plan. Right now, there are no critical items,

we are currently working with underslab coordination to get ready for the building pad and ready for concrete in April. Emily Sifuentes said for the financials, she requests a motion to formally approve PO #10 to Perkins in the amount of \$19,118.75, which was approved via email vote by the change order subcommittee on February 28, 2024. We also had to increase both budgets for Builders Risk Insurance and Construction Manager GMP.

Motion to approve PO #10 to Perkins in the amount of \$19,118.75 made by Matt Blanchette, seconded by Ken Jackson. Vote: Unanimous.

Motion to approve Invoice #13 received in the amount of \$22,185.02 made by John Post, seconded by Ken Jackson. Vote: Unanimous.

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

Rosanna Glynn will follow up with Claudio Bazzano next week regarding the solar panel. Emily said because of the change in scope, we will also have to submit to DAS, Form 1049R.

XIII. Adjournment

Rosanna Glynn, Chair declared adjournment of the regular meeting of the CMS Building Project Committee at 8:14 pm.

The Public Session of the committee meeting ended at 8:14 pm.

Respectfully submitted,

Lisa Hicks
Recording Clerk