

Central Middle School Building Committee
Meeting Minutes



MEETING DETAILS

Meeting Number	25-069
Purpose	Regular Meeting
Meeting Date	6/10/25
Meeting Time	8:00 AM
Location	Meeting Room, Town Hall

Name	Committee Members	Attendance
Joe Rossetti	Chair, DRC Member	Present - In person
Clare Lawler Kilgallen	Vice Chair; Communications Working Group Member, DRC Member	Present - virtual
Christina Poccia	Secretary, DRC Member	Present - virtual
Tony Turner		Present - virtual
Harry Fisher	BET Rep Financial Working Group Member	Present - In person
Laura Kostin	BoE Rep, DRC Member	Present - virtual
Joshua Caspi		Present - virtual
Todd Klair		Present - virtual
Joe Kelly	Financial Working Group Member	Absent

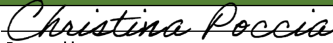
Name	Ex-Officio Members	Attendance
Dennis Yeskey	P&Z	Present - virtual
Dan Watson	GPS	Present - virtual
Michael Kiselak	DPW	Absent
Stephanie Cowie	RTM, DRC Member	Present - virtual
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Present - virtual
Thomas Healy	CMS Principal	Absent

Name	Neighborhood Liaisons	Attendance
Rachel Koven		Absent
Susan Rudolph		Present - virtual
Warren Silver		Present - virtual

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - In person
Jose Cardoso	JLL	Senior Project Manager	Present - In person
John Munnick	JLL	Associate Project Manager	Present - In person
Don Bucci	JLL	Managing Director	Present - virtual
Stephen Gross	JLL	Vice President	Present - virtual
Kemp Morhardt	SLAM	Principal	Present - virtual
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
Bill Leo	Turner Construction	Project Engineer	Present - virtual
Peter Alfano	Turner Construction	Superintendent	Present - virtual
Brian Nereson	Tighe & Bond		Absent

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Joe Rossetti called to order the meeting on June 10, 2025 at 8:02 AM.
2.00	Housekeeping / Adjustments	Items 6.D.i and 6.D.ii (Change Order Proposals COR-1 and COR-2) were deferred to a future meeting due to lack of information and removed from today's agenda. Added review of Approval Letter AL-010-R0, regarding Turner's PM site work allowance, for discussion in Section 6.
		Motion: To add Approval Letter (AL-010-R0) to the agenda in Section 6 of the Project Team Update.
		Moved by: Mr. Harry Fisher
		Seconded by: Ms. Clare Kilgallen
		Vote: Approved with no objections, (7-0-0) Absent: Caspi, Kelly
3.00	Approval of Minutes	Approval of Minutes (2025 – 05/27)
		Motion: To approve the 05/27/25, meeting minutes with an amendment to add the DAS submission date (04/22/25) to the JLL update section.
		Moved by: Mr. Joe Rossetti
		Seconded by: Mr. Harry Fisher
		Vote: Approved with no objections, (7-0-0) Absent: Caspi, Kelly
4.00	Committee / Working Group Reports (as required)	
	I. Communication Working Group (CWG)	The June Community Bulletin was posted on the committee website and released the previous Wednesday, 06/04. The group plans to maintain a cadence of releasing a bulletin the first Wednesday of each month, unless a holiday schedule affects timing. The bulletin included a statement regarding Saturday work in June. The committee requested to be notified as early as possible about proposed extra or Saturday work to ensure timely communication with the community. The committee also discussed Saturday construction work with Kate Bush. The town prefers to review Saturday activities on a month-to-month basis instead of granting blanket approval. Current Saturday work complies with the noise ordinance, so neighbors are notified but no special waiver is needed. As noisier tasks (like steel erection or nail gun carpentry) begin in July and may exceed ordinance limits, advance approval and community notification will be required. Kate Bush recommended monthly reviews to identify specific work and manage noise impacts.

II.	Owner Architect Contractor (OAC)	During the CMSBC meeting Joe R summarized that the summary status sheet for approval letters, change orders, and Owner's Change (OC) items are being reviewed. This will be regularly updated and presented at future meetings. There was discussions regarding potential fill availability from a Stamford project might be utilized on-site. JLL and CMSBC stated that this will be pursued only if there's a cost benefit. JLL along with Dan Watson will liaise with Stamford for further details, but pursuit depends strictly on net benefit and no added risk. Discussed to explore eliminating some segmented retaining walls by maintaining the existing natural rock face to achieve a potential cost save. Based on this potential shift, JLL will reach out to D.Yeskey to discuss if this would trigger an ARC review. Discussion also included mock-up review and specification for exterior curtain wall/storefront along with coordination of the PV Array system installation, ensuring roof manufacturer sign-off before solar installation proceeds. The committee mentioned reviewing rocks that might be used in the courtyard, as well as additional review with JLL and Dan Watson.
III.	Financial Working Group	Last meeting occurred on 05/29. The team initiated a bi-weekly cadence for internal financial reviews with the project team and Turner, aligning with meetings of the financial group. The next financial group meeting is scheduled for 06/19.
IV.	PV Array Working Group	RTM approved the power purchase agreement with Green Skies/Titan on 06/09. Upcoming tasks include executing the PPA internally and coordinating meetings with Green Skies/Titan. The committee noted the requirement that the PV array installation must wait until the roof manufacturer provides certification and warranty on the completed roof (prior and post-installation).
V.	Design Review Committee (DRC)	The next DRC meeting is tentatively set for the end of July or early August, contingent upon SLAM finalizing the FF&E package for presentation. The committee requested specific weeks for better planning and calendar placeholders.
5.00	Invoices and Possible Vote for Approval	
I.	Discussion:	Committee discussed the generator rental costs \$3,200 for annual rental, Turner outlined these generators supported site operations prior to Eversource temp connection. Turner clarified that any equipment/tools non-consumed left over, at the end of the project, will be returned to the owner. The Committee outlined that any warranties and information be transferred over to the ToG as well.
	Motion:	To approve Turner Construction Application #15, dated May 29, 2025, for \$2,264,636.40.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Todd Klair
	Vote:	Approved with no objections, (8-0-0) Absent: Kelly
II.	Discussion:	Shipman & Goodwin Invoice covers legal work for the special inspector contract. Noted importance of a committee member being present on legal/contract calls to control time and ensure transparency, given recent invoices lacked such attendance.
	Motion:	To approve Shipman & Goodwin Invoice #663692, dated May 28, 2025, for \$2,100.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Joe Rossetti
	Vote:	Approved with no objections, (8-0-0) Absent: Kelly
III.	Discussion:	Both SLAM invoices processed together. Invoice #1033586 represents base services; #1033610 covers additional services, notably SWPCP site observations and Geotech CA. Committee discussed the need for contract clarity regarding SWPCP/Geotech additions and requested tracking for proper future scoping. SLAM acknowledged open contract amendments are being worked out with JLL.
	Motion:	To approve SLAM Architects Invoices #1033586 (6/4/25, \$61,093.40) and #1033610 (6/5/25, \$57,660.30).
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Joe Rossetti
	Vote:	Approved with no objections, (8-0-0) Absent: Kelly
6.00	Project Team Update:	
I.	TCCO (Turner Construction Company)	
A.	Site Safety Updates	No safety incidents to date. Construction workforce has increased to the mid-70s, with further growth expected as CMU (masonry) and steel erection activities start.
B.	Open Items	Unsuitable soil remediation nearing completion (expected by end of the week, weather permitting). \$400,000 GMP allowance for this work which would fully expend the same value allowance that was included in the GMP. This AL-12 is currently under review by Tighe & Bond and the Project Team. Additional allowance approved are projected to come at ~\$200,000, which is roughly \$200,000 less than what was previously approved in NOC-6. This savings will revert to the owner's contingency.
C. (i,ii)	Construction Schedule & Look-Ahead	i. Removal / Tracking of Unforeseen Soils - As above; final change order request will be submitted after completion and invoices. ii. Steel Delivery and Erection - Survey and anchor bolt checks ongoing. Crane mobilizes on-site Friday; steel delivery and erection begin Monday. "Topping out" (placing final steel beam) milestone expected late July/early August; committee and community event possible. The start shifted by about a week from the 06/09 original date, as the team re-sequenced work to pour the slab-on-grade in Building E before steel erection for efficiency and safety. iii. Critical Path Schedule Review Session TBD - Committee to receive future updates with high-level milestone tracking (steel completion, envelope waterproofing, trades rough-in, etc.), so progress on critical paths is monitored at each meeting.
D. (i,ii,iii)	Change Orders - Discussion & Possible Vote	(COR-003-R0 RFI-043 Waterproofing-PrePrufe at Elevator Pit) was discussed and actual cost came in at \$8,908.88, previously estimated at \$11,151. The difference will revert back to contingency. The State requires the subcontractor payment performance bond accounting to be tracked separately and reconciled at the end of the project.
	Motion:	To approve COR-003-R0 RFI-043 Waterproofing-PrePrufe at Elevator Pit in the amount of \$8,908.88.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Approved with no objections, (8-0-0) Absent: Kelly
E	Approval Letter (AL) 10	Approval Letter 10 concerned the extension of Turner's Project Manager allowance for an additional three months (July–September), in the amount of \$62,400. The committee confirmed the expenditure was within the GMP and not an add. Discussion confirmed recent work had been valuable, and quarterly review/approval was required per prior agreement.
	Motion:	To approve the additional expenditure for Turner's site work manager (Approval Letter 10), \$62,400 from the GMP allowance.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Joe Rossetti
	Vote:	Approved with no objections, (8-0-0) Absent: Kelly
II.	JLL update	
A.	JLL Add Service Amendment #2 Request – Presentation & Discussion	JLL presented Add Service Amendment #2 (\$89,719) tied to increased subcommittee support, community communications, and meetings/coordination. Committee discussed the need for possible executive session; no vote taken. Deferred to 06/24 agenda.
B.	Project Status	No significant risks identified beyond prior planning; soil remediation savings will revert to contingency.
C.	Project Budget	Total project budget: \$112,017,000. Invoiced to date: \$12,695,585.40 (11.31%). Project in strong financial position; contingency line item is healthy. Major risks (e.g. soils) are trending lower than budgeted.
D.	State Grant Application #3	JLL is preparing for July (mid-month), ETA 07/15 submission to sync with year-end town financials; grant application will be based on latest payment and EFT records.

E.	RTM Quarterly Report #12	Meeting scheduled for June 19 to review draft. Timeline: Draft to committee: June 25 Committee comments due: July 2 Final copy: July 3 Committee approval: July 8 Public release: July 11
III.	SLAM update	
A.	FF&E and engagement with Principal/GPS	Furniture samples for classrooms and common areas delivered to the school for review/test by users (teachers, principal, staff). Goal is to lock in selections by end of June, then advance to color selection and other DRC (Design Review Committee) discussions to be scheduled in July/ early August. Initial tracking suggests budget is in a good place; some overages exist due to option changes (possibly higher bookshelves in the media center, more shelving). The design team is analyzing trade-offs and considering possible reuse of some current furniture to keep costs controlled.
B.	Maria's Garden	SLAM to update and circulate a "deck" (presentation) illustrating landscape plans and images from bid documents. Committee review will happen prior to presenting to the family. Clare volunteered to contact the family and get availability to schedule the review.
7.00	New Business	No topics or issues were introduced.
8.00	Next Meeting	The next Central Middle School Building Committee meeting is scheduled for June 24, 2025, at 8:00 am, in the Town Hall Meeting Room, 101 Field Point Rd., Greenwich, CT.
9.00	Adjourn	
	Motion:	To adjourn the meeting
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Meeting adjourned, without objection, at 9:21am
 Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		
		Approved on 6/24/25

CMSBC – Central Middle School – Greenwich, CT



Reporting Date: June 20, 2025

Status Indicators

- ▲ - Negative status
- ▲ - Cautionary status
- ▲ - Positive status

Key RPs

Client:
CMS Building Committee

Consultants
JLL
SLAM Collaborative
Turner Construction
Tighe & Bond
Consulting Eng. (CES)
Colliers Engineering
Langan Engineering

Contractor:
Turner Construction

Project Synthesis

The Central Middle School Building Committee (CMSBC) is leading the construction of a new Central Middle School (CMS) to replace the existing inadequate structure. The project is on track to welcome students by August 2026. The CMSBC is composed of volunteer professionals from various fields including finance, construction, architecture, and public administration. Key partners engaged for the project include JLL as the Owner's Representative and Project Manager (OREP), SLAM Architects for design, and Turner Construction for construction services. The new CMS will be a two-story, 125,000 square foot building designed to accommodate 660 students in grades 6-8. The school's design focuses on safety, flexibility, and sustainability, priorities determined during a Visioning Session with civil leaders, community members, and school faculty. This design aligns with the Board of Education's Educational Specification, ensuring the new CMS meets current and future educational needs. This project is a major investment in the community's educational infrastructure, aimed at providing a modern, efficient, and inspiring learning environment for future generations of students.

Project Update

As of June 20, 2025, the Central Middle School project continues to progress steadily. The crane was delivered on 6/18, with steel erection beginning on 6/19. The workforce continues to grow with 140 workers having completed orientation and an average of 68 workers on site daily. These numbers are expected to increase as masonry work has begun and additional structural steel crews will mobilize next week.

The unsuitable soils were remediated as of 6/16. Turner has issued an updated tracking log. JLL has issued Approval Letter 12 that outlines the initial allowance expenditure of \$400,000 and will recommend it for approval at the 6/24 CMSBC meeting. Based on the remediation completion, Turner will issue a Change Order Request outlining the "actual" dollar value, associated with the previously approved NOC-06. JLL and the Project Team to review the COR upon issuance and provide a recommendation to the OAC Action Group.

Tighe & Bond and SLAM conducted a site visit on 6/16 with Turner to review conditions at the rock face wall along the fire lane. This review was an initial analysis to potentially leave the rock face exposed rather than installing the designed retaining wall. The CMSBC requested to see renderings of what it would look like if the rock face were left exposed and the segmental retaining wall was eliminated; SLAM to coordinate and provide. Turner will provide an estimate on the potential cost savings.

Additionally, Turner met with the Building Department on 6/16 to review permit conditions. For conditions #21-25, SLAM will issue a letter confirming code-compliant design and installation after work completion. The Building official requested a page turn with to review PR-005 changes with SLAM, Turner & SLAM to coordinate.

RTM Quarterly Report #12 draft was reviewed with JLL, Josh Caspi, and Steph Cowie on 6/19. JLL to issue draft to CMSBC for additional comments and review on 6/25. The RTM is on schedule for issuance on 7/11. JLL will distribute the RTM upon receiving final approval from the CMSBC at the 07/08 BC meeting.

Project Budget Updated 06/20/2025

Total Project Budget	\$112,017,000.00
A. Owners Contingency	\$5,690,120.00
B. Allocated Contingency	\$2,041,933.33
C. Owners "Holds" Contingency	\$2,250,000.00
D. Remaining Owners Contingency (A-B)+C=D	\$5,898,186.67
Approved Commitments	\$101,538,312.67
Invoiced to Date	\$15,115,324.40
Financial % Completed	14.90%

Risk	Action
Unforeseen Unsuitable Material	Soil remediation is now complete as of 6/16. Turner will issue a Change Order Request outlining the "actual" dollar value, associated with the previously approved NOC-06.

Project Milestones						
Name	Baseline Start	Baseline End	Adjusted Baseline Start	Adjusted Baseline End	Actual Start	Actual End
Design, Bid & Award	01/03/23	12/17/24	01/03/23	02/25/25	01/03/23	01/28/25
Phase 1 Early Release Packages	7/25/24	08/29/24	-	-	7/25/24	08/29/24
Phase 2 Construction Documents	10/01/24	11/19/24	-	-	10/01/24	11/19/24
GMP/Award	11/20/24	02/05/25	-	-	11/20/24	01/23/25
Construct (Phase 1a - 1c)	01/03/25	07/31/26	-	-	01/06/25	-
Construct (Phase 2a - 2d)	06/22/26	11/25/26	-	-	-	-
Close	03/26/26	01/12/27	-	-	-	-

State Grant Reimbursement		
Payment Request #	Total Amount Requested	State Reimbursement Amount
1	\$3,628,391.50	\$675,936.00
2	\$5,894,949.42	-
3	-	-
4	-	-

CMSBC Invoices		
Vendor	Amount	Status
Colliers	\$12,591.01	Pending
STL	\$20,930.60	Pending
JLL	\$45,422.00	Pending

Project Status

Type	Description	Notes	Status
Scope	Maria's Garden	Clare Kilgallen confirmed that the Fareri family can meet on 6/25. The meeting format will be hybrid, with in-person attendance at Central Middle School and a Zoom link for remote participants. SLAM has prepared updated renderings and materials to share with the family.	▲
Schedule	PPA Agreement Execution (PV Array)	RTM approved the power purchase agreement with Green Skies/Titan on 06/09. The Town of Greenwich/Law Department are working on executing the PPA internally with Greenskies/Titan. Based on this, JLL is working towards coordinating a meeting with Greenskies & Titan and has provided additional insights and information received from our roofing contractor. Upon execution, meetings will be scheduled.	▲
Scope	Technology Review Kickoff / Next Steps	On 6/17, a technology review kickoff meeting was held to discuss the initial parameters for the Central Middle School technology package (Phase 3). Initial questionnaire has been completed by the owner (Tony Tripodi, IT Manager for Greenwich Public Schools). The technology package will identify which items can be purchased through state contract versus those requiring public bidding, with the technology contractor responsible for device installation, patching, and system testing.	▲

PROJECT PHOTOS

