

**Central Middle School Building Committee  
Meeting Minutes**



MEETING DETAILS	
Meeting Number	25-070
Purpose	Regular Meeting
Meeting Date	6/24/25
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 - In person
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	Absent
Joshua Caspi		Absent
Todd Klair		Present - virtual
Joe Kelly	Financial Working Group Member	Present - virtual
Jen Behette	Substitute voting member	Present - virtual

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

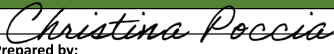
Name	Neighborhood Liaisons	Attendance
Rachel Koven		Absent
Susan Rudolph		Absent
Warren Silver		Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - In person
Jose Cardoso	JLL	Senior Project Manager	Present - virtual
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 24, 2025 at 8:02 AM.
2.00	Housekeeping / Adjustments	No adjustments were made under housekeeping.
3.00	Renegotiation BOE - JLL Agreement - Executive Session & Possible Vote – Additional Service Amendment #2   \$89,719.00	
	<b>Discussion:</b>	Chairman Rossetti initially called for a motion to move into executive session to discuss JLL Additional Service #2. Discussion pursued about FOIA requirements and whether the topic qualified for executive session, the motion was withdrawn. Discussion ensued regarding JLL's Additional Service Amendment request for \$89,719.00.  JLL explained the scope increases related to: > Weekly OAC meetings (originally bi-weekly in RFP) > Subcommittee meeting support > Increased PM time allocation from 60% to 80% previously, now requesting 100%
	<b>Motion:</b>	To postpone action on the JLL Additional Service Amendment #2 (\$89,719.00) to the next meeting CMSBC Meeting, scheduled for 07/08/25.
	<b>Moved by:</b>	Mr. Harry Fisher
	<b>Seconded by:</b>	Mr. Joe Kelly
	<b>Vote:</b>	Approved (6-2-0)   Absent: Caspi
4.00	Approval of Minutes	Approval of Minutes   (2025 – 6/10)
	<b>Motion:</b>	To approve the meeting minutes from 06/10/25
	<b>Moved by:</b>	Mr. Harry Fisher
	<b>Seconded by:</b>	Ms. Christina Poccia
	<b>Vote:</b>	Approved with no objections, (8-0-0)   Absent: Caspi
5.00	Committee / Working Group Reports (as required)	
I.	Communication Working Group (CWG)	July Newsletter is being prepared. Turner to provide June lookback and July lookahead, along with 1-2 photographs by end of business Friday 06/27.

II.	Owner Architect Contractor (OAC)	The Owner Architect Contractor (OAC) meeting was held on June 23rd, with overall construction progress reported as satisfactory. A topping off ceremony (marking the installation of the final steel beam) is being planned for late July or early August, which will involve a beam being available on site for project team members and potentially students to sign before it's installed in the building. Turner Construction indicated they will continue requesting monthly noise ordinance variances from the town for the foreseeable future, despite suggestions to request them for longer periods. Various financial documents and change orders were reviewed during the meeting. Additionally, it was mentioned that building committee members could tour the construction site after OAC meetings, with advance notice, at approximately 2-3pm on Mondays.
III.	Financial Working Group	Last meeting held was held on 06/19, next meeting scheduled for 07/10. No significant changes reported.
IV.	PV Array Working Group	Waiting for power purchase agreement (PPA) to be executed. BET approval received on June 9th.
V.	Design Review Committee (DRC)	Meeting with SLAM targeted for July 28th-August 8th.
IV.	Community Outreach   Recent Neighborhood Correspondence	<p>The committee discussed a change in approach for handling communications from neighbors about construction concerns. JLL explained they've been receiving ongoing email correspondence from neighbors expressing various concerns about the project.</p> <p>Previously, committee members or JLL had been responding directly to individual neighbors, but this was becoming unsustainable as it could become "a lift beyond what the team needs to be doing on a daily basis".</p> <p>The new proposed process would be:</p> <ol style="list-style-type: none"> <li>1. For emergency concerns where 911 is needed, neighbors should call 911</li> <li>2. For immediate site issues requiring Turner's attention, neighbors should contact Turner</li> <li>3. For all other construction-related concerns, neighbors should send them to JLL</li> <li>4. JLL would collect these concerns and present them to the committee at bi-weekly meetings</li> <li>5. The committee would then decide on appropriate responses collectively</li> </ol> <p>There was discussion about potentially creating a new section in their FAQ about construction safety to provide consistent information to all neighbors, rather than handling concerns on a case-by-case basis. The committee emphasized the importance of consistency in communications going forward, as they want to address the neighborhood as a whole rather than having "one-off" communications with individual neighbors.</p> <p>The committee noted they were working on a response to a recent neighborhood concern and would present it to the subcommittee and officers for review before sending.</p>
<b>6.00</b>		
<b>Invoices and Possible Vote for Approval</b>		
I.		<p><b>Discussion:</b> There was discussion regarding overtime charges appearing on the Special Testing Laboratories invoice. Committee members expressed concern about oversight of these charges since STL is a direct vendor to the building committee (not a subcontractor of Turner). The overtime charges were for special inspectors staying on site longer when Turner Construction was working extended hours. JLL explained that Special Testing Laboratories billing.</p> <p><b>Motion:</b> To approve Special Testing Laboratories - Invoice #39284, dated May 31, 2025, for \$20,930.60</p> <p><b>Moved by:</b> Ms. Clare Kilgallen</p> <p><b>Seconded by:</b> Mr. Harry Fisher</p> <p><b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi</p>
II.		<p><b>Discussion:</b> The committee reviewed Colliers Project Leaders invoice #0001060345 for \$12,591.01 for May 2025 services. JLL explained that as the commissioning agent, Colliers' responsibilities include reviewing and commenting on various submittals. The supporting documentation included a lengthy list of submittals they had responded to, providing third-party reviews for key technical submittals.</p> <p>Joe Rossetti requested that Colliers attend the next meeting to provide a brief summary of where they see the commissioning activity and how that process is working.</p> <p><b>Motion:</b> To approve Colliers Project Leaders - Invoice #0001060345, dated May 31, 2025, for \$12,591.01</p> <p><b>Moved by:</b> Ms. Clare Kilgallen</p> <p><b>Seconded by:</b> Mr. Joe Rossetti</p> <p><b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi</p>
III.		<p><b>Discussion:</b> The JLL invoice #USPDS158644 for \$45,422.00 is the standard invoice that we receive per the fee schedule from JLL. There was no additional substantive discussion regarding this invoice.</p> <p><b>Motion:</b> To approve JLL - Invoice #USPDS158644, dated June 19, 2025, for \$45,422.00</p> <p><b>Moved by:</b> Ms. Clare Kilgallen</p> <p><b>Seconded by:</b> Mr. Harry Fisher</p> <p><b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi</p>
<b>7.00</b>		
<b>Project Team Update:</b>		
I.	<b>TCCO (Turner Construction Company)</b>	
A.	Site Safety Updates	No recordable incidents to date. Team focusing on heat stress safety measures for workers.
B.	Open Items	Turner noted that there are 80 workers currently on site, increasing with masons and ironworkers. Turner scheduled a meeting for 07/07 with sewer department for Indian Rock Lane tie-in.
C.	Construction Schedule & Look-Ahead	<p>Building E: Steel erection is well underway and is expected to be completed this week</p> <p>Building C: The steel construction team will move to this building next week once Building E is completed</p> <p>Building A: Foundation work is ongoing and is expected to be completed in approximately two weeks</p> <p>Building B (the gymnasium): CMU (concrete masonry unit) wall construction is in progress</p>
(i)	Removal / Tracking of Unforeseen Soils	<p>Substantially complete with removal of unsuitable soils:</p> <ul style="list-style-type: none"> <li>&gt; 8,900 yards removed within the amoeba</li> <li>&gt; 5,900 yards removed outside the amoeba</li> <li>&gt; Dust control measures include water trucks hourly and daily street sweeping</li> </ul>
D.	Approval Letters – Discussion & Possible Vote:	
(i)	<b>AL-011-R0 – Conformed Set Changes</b>	<p>Approval Letter AL-011-R0 was for conformed set changes specifically related to panel board changes. It was explained that this was something they had been tracking for a while, with correspondence going on behind the scenes with the architect and CES to validate the change. The amount of \$8,845.08 was to be funded from the GMP (Guaranteed Maximum Price) construction contingency. JLL noted that this was an anticipated expense that they had been tracking as a potential exposure, and now they had the requisite sign-offs.</p> <p><b>Motion:</b> To approve Approval Letter AL-011-R0 for Conformed Set Changes in the amount of \$8,845.08, to be funded from the GMP construction contingency.</p> <p><b>Moved by:</b> Ms. Clare Kilgallen</p> <p><b>Seconded by:</b> Mr. Harry Fisher</p>

		<b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi
(ii)	<b>AL-012-R0 - Unforeseen Unsuitable Material Remediation</b>	Approval Letter AL-012-R0 was to release funds from the already-established \$400,000 allowance within Turner's GMP (Guaranteed Maximum Price) for unsuitable soil remediation. JLL and Turner explained that this \$400,000 was already included in the original GMP as an allowance, and this approval letter was just to formally release those funds now that the work had been completed.
		<b>Motion:</b> To approve Approval Letter AL-012-R0 for Unforeseen Unsuitable Material Remediation in the amount of \$400,000 (releasing the allowance within the original GMP).
		<b>Moved by:</b> Mr. Todd Klair
		<b>Seconded by:</b> Mr. Harry Fisher
		<b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi
E. Change Orders – Discussion & Possible Vote:		
(i)	<b>COR-001-R2   PR-002   Grease Trap Modifications</b>	The committee was presented with Change Order Request 001-R2 related to PR-002 for grease trap modifications. JLL noted that this was an item they had been tracking for some time. The committee had previously approved this under Notice of Change (NOC) #5. JLL noted that with clarification from the State on bonding requirements, they're required to pull the bonding out of the change order value, and they'll submit a change at the end of the project. When asked about the reason for the reduction from the original NOC estimate, Peter Alfano (Turner) explained that the bond was excluded from it, and there were some review comments from CES (consulting engineer) which clarified scope items that did not need to be included after their initial estimate.
		<b>Motion:</b> To approve Change Order Request 001-R2 for PR-002 Grease Trap Modifications in the amount of \$5,566.88.
		<b>Moved by:</b> Mr. Harry Fisher
		<b>Seconded by:</b> Mr. Todd Klair
		<b>Vote:</b> Approved with no objections, (8-0-0)   Absent: Caspi
II. JLL (Jones Lang LaSalle)		
A.	Project Status	JLL confirmed that the project remains on track at the \$112,017,000 project budget with 14.9% complete. The invoiced-to-date value is \$15,115,324. JLL had just received an updated "pencil requisition" (draft payment application) from Turner Construction. Currently Turner pencil application #16 is being reviewed / finalized. Once finalized it will be distributed to the committee for review ahead of voting for its approval on the CMSBC 07/08 meeting.
B.	Project Status	No significant risks identified beyond prior planning; soil remediation savings will revert to contingency.
C.	State Grant Application #3	Grant application #3 is expected to be prepared in early July. However, JLL has not yet received confirmation on whether they can submit Application #3 before receiving disposition (approval) of Application #2. JLL indicated it was "likely that we do have to receive and close out Application #2 before we could file #3," though this limitation would not prevent preparation of the application in advance.  JLL is coordinating with Ben from the town's financial department regarding the status of payments from previous applications. The timing is challenging as the town's fiscal year ends this month, making it a busy period for the finance department.
D.	RTM Quarterly Report #12	The RTM Quarterly Report #12 draft had been uploaded to the Google Drive. JLL had held a meeting on 06/19 with Josh Caspi and Steph Cowie to review it. JLL to distribute it to the full committee, with comments due from committee members by 07/02.
III. SLAM (The S/L/A/M Collaborative)		
A. Add Service Request – Discussion & Possible Vote		
(i)	<b>ASR-3 – Early Release Package Actual Cost Adjustment</b>	This add service request from SLAM was related to early release package support, specifically for mechanical systems. A significant portion of the work was done by their consultant CES, who is the MEP engineer. The committee discussed that this was for the difference between the actual cost (\$43,477.50) and the originally approved amount (\$30,000). There was also discussion about how this would be formalized, with SLAM explaining that once approved by the committee, SLAM would prepare an amendment to be signed by Chairman Rossetti, which would then be submitted as a contract supplement form to GPS.  Todd Klair asked about the cost breakdown between SLAM and CES (the MEP consultant), noting that SLAM's costs were almost double CES's costs. SLAM explained this was because SLAM had to prepare documentation for state submission (PCR package with all the formwork).
		<b>Motion:</b> To approve ASR-3-R1 for Early Release Package Actual Cost Adjustment in the amount of \$13,477.50 and direct the chair to sign the contract amendment.
		<b>Moved by:</b> Ms. Clare Kilgallen
		<b>Seconded by:</b> Mr. Harry Fisher
		<b>Vote:</b> Approved with no objections, (7-0-0)   Absent: Caspi, Kelly
(ii)	<b>ASR-5 – Supplemental Geotechnical Services</b>	This request was for supplemental geotechnical services related to the unsuitable soils work. Jose Cardoso explained that the committee had previously approved an original add service proposal for \$63,100 for initial geotechnical services. This additional \$81,200 was needed to cover the extensive work related to the unsuitable soils removal, where Time & Bond (the geotechnical consultant) had to be on site daily to tell the contractor how far to dig and to observe the work in place and backfill.  To date, they had spent approximately \$114,000, leaving roughly \$29,000 remaining in the allowance for future geotechnical observations during the rest of the project (parking areas, drives, filling in the hole from the old building, etc.). SLAM confirmed that any unused allowance at the end of the job would be credited back to the town.
		<b>Motion:</b> To approve ASR-5 for Supplemental Geotechnical Services in the amount of \$81,200.00.
		<b>Moved by:</b> Ms. Clare Kilgallen
		<b>Seconded by:</b> Mr. Harry Fisher
		<b>Vote:</b> Approved with no objections, (7-0-0)   Absent: Caspi, Kelly
B. FF&E and engagement with Principal/GPS		
(i)	<b>SLAM to walk-through Open items and Milestone Schedule</b>	SLAM reported that furniture samples were sent to the school for review. Tom Healy provided feedback on the selected desks and chairs, allowing the team to begin focusing on products that fit within the budget.  A key outstanding item is obtaining a complete inventory of existing furniture that might be kept. Tom Healy mentioned he has collected a Google form from teachers listing what they expect to bring to the new building and will share it shortly.  Discussion points included: > Chairs are the biggest cost impact item to the FF&E budget > The committee discussed potentially reusing newer chairs from the current building > Tom will investigate how many newer chairs they have and their purchase history > SLAM noted the importance of color consistency for classroom furniture, suggesting reused chairs might be better in support spaces like resource rooms

C.	Technology	A technology meeting was held on June 17th with JLL and D'Agostino (technology consultant). The team confirmed that student 1:1 devices are not part of the FF&E procurement as they are already leased through the district.  The meeting goals included: > Ensuring alignment between all parties > Confirming the technology procurement approach (much technology is purchased through State procurement packages) > Verifying D'Agostino could maintain pace with the FF&E package timeline
D.	Maria's Garden	A meeting is scheduled for June 25th at 11:00am at CMS (hybrid format).  SLAM has prepared a revised presentation showing: > Seasonal plantings to demonstrate year-round color > How the space can function both as a memorial and educational space where teachers can bring small groups for reflective activities > The Ferrari family is expected to attend to ensure the memorial properly honors Maria's memory
8.00	New Business	No topics or issues were introduced.
9.00	Next Meeting	The next Central Middle School Building Committee meeting is scheduled for July 08, 2025 - 8:00am - 101 Field Point Rd., Town Hall – Mazza Room, 101 Field Point Rd., Greenwich, CT.
10.00	Adjourn	
		<b>Motion:</b> To adjourn the meeting
		<b>Moved by:</b> Ms. Clare Kilgallen
		<b>Seconded by:</b> Mr. Harry Fisher
		<b>Vote:</b> Meeting adjourned, without objection, at 9:57am
 <b>Prepared by:</b> Christina Poccia, Secretary Central Middle School Building Committee		
		Approved on 7/8/2024

# CMSBC – Central Middle School – Greenwich, CT



Reporting Date: July 03, 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

Construction at the Central Middle School site is progressing well, with approximately 90 workers currently on site. Steel erection is underway (following a recent steel delivery on June 30th). In Building E, steel erection is complete, and detailing is ongoing; steel erection continues in Building C. Shear stud installation is scheduled to begin next week. Also on June 30th, the electrical inspector approved the underground conduits in Areas C and Area E. Regarding the safety incident reported on June 25th, Turner has met with PDC (the subcontractor) to review contributing factors, root causes, and opportunities for improvement. The injured worker was expected to return to work on modified duty (light tasks) as of July 1st.

The Communication Working Group has released the July 2025 edition of the "Central Middle School Campus Connections," now available on the website.

RTM Quarterly Report #12 is scheduled for discussion and potential vote at the upcoming Building Committee meeting on July 8th, as there were no initial comments on the document. The financial section will be updated upon issuance of the July municipal report.

Several key milestones are approaching. Turner met with the sewer department on July 7th to discuss the tie-in to Indian Rock Lane. The week of August 11th is targeted for a topping-off ceremony to celebrate the installation of the final steel beam; this event will be further discussed at the upcoming Building Committee meeting.

Finally, Turner received noise ordinance approval on June 24th for Saturday work between 7:00 AM and 9:00 AM, effective from July 1st to August 31st, 2025. No work is permitted on holidays. JLL issued a notification to community neighbors via US Mail on July 2nd, informing them of the approved Saturday work schedule.

Project Budget Updated 07/03/2025	
<b>Total Project Budget</b>	<b>\$112,017,000.00</b>
<b>A. Owners Contingency</b>	\$5,690,120.00
<b>B. Allocated Contingency</b>	\$2,077,524.53
<b>C. Owners "Holds" Contingency</b>	\$2,250,000.00
<b>D. Remaining Owners Contingency (A-B)+C-D</b>	\$5,862,595.47
Approved Commitments	\$101,543,879.55
Invoiced to Date	\$15,160,746.40
Financial % Completed	14.90%

Risk	Action
Unforeseen Unsuitable Material	Soil remediation was completed on June 16th, and an overview was presented to the building committee at the CMSBC meeting on June 24th. Turner has issued Change Order COR-004-R0 for Part 2 of the Unforeseen Unsuitable Material Remediation, which will be presented to the Building Committee with a recommendation for approval at their upcoming meeting on July 8th.

Project Overview Timeline						
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
Turner (App #16)	\$4,184,684.43	Pending

Project Status			
Type	Description	Notes	Status
Scope	Maria's Garden	A design review meeting was held with a few CMSBC Members, SLAM, JLL, and the Fareri family on 6/25. Some takeaways from the meeting included SLAM Modifying the current pathway design using stone dust material to ensure ADA accessibility, as suggested by Stephanie Cowie who noted this surface works well for wheelchair users. Within approximately one month of 6/25, SLAM will produce renderings of the final design to share with CMSBC that incorporate inputs from this meeting. These updated plans will then be prepared for Turner Construction. SLAM noted Minimal cost impact as they primarily involve relocating elements rather than adding new features. The team will work to establish maintenance options with the Parks Department, potentially including the Fareri family's generous offer to support ongoing care through an endowment or directed donation.	▲
Schedule	PPA Execution	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.	▲



# PROJECT MILESTONES

Project Milestones			
Milestone	2/28/2025 Detailed Schedule	Projected	Actual
Mobilize Project Site	1/2/2025	1/2/2025	1/16/2025
Start Foundations	1/30/2025	2/7/2025	3/10/2025
Start Steel Erection	5/16/2025	6/9/2025	6/20/2025
Complete Steel Erection (Bldg. F)	6/27/2025	8/6/2025	-
Start CFMF Exterior	6/9/2025	7/7/2025	-
Temp Watertight - Start MEP Rough (Bldg. E)	8/21/2025	8/25/2025	-
SOG Complete	9/4/2025	9/29/2025	-
Start Drywall (Bldg. E)	10/21/2025	12/2/2025	-
Exterior Envelope Water-Tight Building Complete	12/12/2025	1/27/2026	-
Permanent Power	4/30/2026	1/20/2026	-
Permanent Climate Control	5/14/2026	2/3/2026	-
Start Inspections & Items to Complete	5/20/2025	5/29/2026	-
Phase 1 Building Substantial Completion	7/17/2026	7/27/2026	-
Owner Move-in Complete (Start School)	8/31/2026	8/28/2026	-
Phase 2 Substantial Completion	11/25/2026	12/8/2026	-

## PROJECT PHOTOS

