

**Central Middle School Building Committee**  
**Meeting Minutes**



**MEETING DETAILS**

Meeting Number	25-072
Purpose	Regular Meeting
Meeting Date	8/5/25
Meeting Time	8:00 AM
Location	Meeting Room, Town Hall

Name	Committee Members	Attendance
Joe Rossetti	Chair, DRC Member	Present - In person
Clare 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		Absent
Todd Klair		Absent
Joe Kelly	Financial Working Group Member	Present - virtual

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		Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - In person
Jose Cardoso	JLL	Senior Project Manager	Absent
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	Absent
Joe Phelan	Turner Construction	Senior Procurement Agent	Absent
Bill Leo	Turner Construction	Project Engineer	Present - virtual
Peter Alfano	Turner Construction	Superintendent	Absent
Brian Nereson	Tighe & Bond		Absent
Kristin Malone	Colliers	Building Envelope Commissioning Specialist	Absent
Sierra Keon	Colliers	Assistant Project Manager	Absent

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Joe Rossetti called to order the meeting on August 05, 2025 at 8:01 AM.
2.00	Housekeeping / Adjustments	Committee members were reminded to announce when leaving the meeting to maintain quorum tracking
I.	FOIA Complaint and FOIA Request	A Freedom of Information request and complaint was submitted by Tony Turner regarding communications and advice about executive sessions. The town has engaged outside legal counsel due to a conflict of interest with the town attorney.
3.00	Approval of Minutes   (2025 – 7/08)	
	<b>Motion:</b>	To approve the minutes of July 8, 2025
	<b>Moved by:</b>	Mr. Harry Fisher
	<b>Seconded by:</b>	Mr. Joe Rossetti
	<b>Vote:</b>	Approved with no objections, (7-0-0)   Absent: Caspi, Klair
4.00	Committee / Working Group Reports (as required)	
I.	Communication Working Group (CWG)	Topping Off Ceremony scheduled for August 14th at 2:00 PM. Committee members reminded to bring hard hats from groundbreaking Assembly at 1:45 PM. Additional opportunity to sign beam on August 11th after OAC meeting.
II.	Owner Architect Contractor (OAC)	Several potential cost implications were discussed during the meeting. Air vapor barrier installation issues stemming from product specification changes that may result in additional expenses. Site contractor Grasso submitted a claim of approximately \$1 million for what they consider excess topsoil removal, though Turner has not accepted this claim from them. Additional inspection requirements from the Building Department for cold form framing will potentially incur extra costs, as will the Fire Marshal's request for an additional hydrant to be installed between the existing and new school buildings. Despite these challenges, the project is showing good progress with the gym structure's steel framework now complete. Turner resolved an information request related to the sewer connection tie-in that had been pending.
III.	Financial Working Group	Last meeting was held on July 31st.
IV.	PV Array Working Group	Contract terms finalized but awaiting execution by Titan. Titan & Greenskies are working on strategies to meet June 2026 deadline for state grant eligibility.
V.	Design Review Committee (DRC)	Meeting scheduled for August 14th at 4:00 PM (hybrid format). Will review physical materials and samples at the existing Central Middle School.

VI.	Community Outreach   Neighborhood Correspondence	No issues reported.
VII.	13th Quarterly RTM Report	JLL outlined the timeline for issuance which included: Draft Issued to CMSBC (JLL): Friday, 9/12/25   Committee's Comments Due Friday, 9/19/25   Review/Vote: Tuesday, 9/30/25   RTM Submission Deadline: 10/08/25.
5.00	Professional Team Update:	
I.	Project Budget Update	
A.	Overall Status	The project budget continues to track to the approved total of \$112,017,000. To date, \$19,380,205.24 has been invoiced, representing approximately 17.3% of the hard construction costs. The financial working group reported that spending remains aligned with projections for this stage of the project. Current cash flow is consistent with the established schedule, with no major deviations noted. The committee received confirmation that all expenditures are being properly documented for state reimbursement purposes.
B.	Budget Risks	Several potential budget risks were identified during the meeting: Air Vapor Barrier Installation: Changes in product specifications and installation requirements may result in additional costs. JLL is reviewing the extent of these potential changes.  Site Contractor Claim: Grasso has submitted a claim to Turner for approximately \$1 million related to alleged excess topsoil removal. Turner has declined this claim, but the committee was advised that this matter requires continued monitoring.  Additional Inspections: The Building Department has requested additional cold form framing inspections that weren't included in the original statement of special inspections. While not believed to be a code requirement, this will incur additional costs estimated to be under \$200,000.  Fire Marshal Requirements: An additional fire hydrant requested by the Fire Marshal between the existing and new school buildings represents another potential cost. The committee is seeking clarification on whether this is a request, preference, or requirement.  XPS Insulation Issue: A discrepancy was identified where 2½" insulation was installed instead of the specified 3" at foundation walls. A credit is expected for this issue.
C.	Invoices and Possible Vote for Approval:	
I. & II.	SLAM Collaborative Invoices	The committee discussed the two invoices from SLAM Collaborative. JLL confirmed that both invoices had been thoroughly vetted and were in accordance with the contractual agreements. The first invoice #1033756 for \$67,647.35 covered architectural services for the period ending July 8, 2025. The second invoice #1033759 for \$59,159.00 was for additional design services during the same period. The Financial Working Group reported that these invoices were consistent with the expected billing schedule and the work completed to date. No questions or concerns were raised by committee members regarding these invoices.
	Motion:	To approve payment of SLAM Collaborative Invoice #1033756 in the amount of \$67,647.35 and Invoice #1033759 in the amount of \$59,159.00, both dated July 8, 2025.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Joe Kelly
	Vote:	Approved with no objections, (7-0-0)   Absent: Caspi, Klair
III.	Turner Construction Payment Application	The committee discussed Turner Construction's Application for Payment #17 in the amount of \$3,446,056.10 for work completed through July 31, 2025. JLL reported that they had thoroughly reviewed the application and confirmed that the work billed had been properly completed according to the schedule. The payment application reflected significant progress in structural steel installation and site work during the month of July. JLL noted that this payment application represented a substantial amount due to the accelerated summer construction schedule, but was in line with projections for this phase of the project. The application included documentation for all subcontractor work and materials delivered to the site. The committee asked several clarifying questions about specific line items, which Turner representatives addressed to their satisfaction. The Financial Working Group confirmed they had reviewed the application in detail during their July 31st meeting and found it to be in order. They recommended approval of the full amount.
	Motion:	To approve payment of Turner Construction Application for Payment #17, dated July 25, 2025, in the amount of \$3,446,056.10.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Joe Rossetti
	Vote:	A roll call was conducted for the vote: (Yes - Joe Rossetti, Clare Kilgallen, Christina Poccia, Tony Turner, Harry Fisher, Laura Kostin)   (No - Joe Kelly)   Absent: Caspi, Klair   Approved (6-1-0)
IV.	JLL Invoice:	The committee reviewed JLL's Invoice #USPDS161074 dated July 18, 2025, in the amount of \$45,422.00 for owner's representative services. The invoice covered project management services, including coordination of meetings, document review, and oversight of construction activities for the period. The Financial Working Group reported that they had reviewed the invoice and confirmed the services were delivered as contracted. They noted that JLL's detailed reporting and active management of project issues, particularly their work addressing the potential cost implications with the air vapor barrier and fire marshal requirements, demonstrated the value of their services during this period. Committee members had no questions or concerns about the invoice, which was consistent with previous monthly billing amounts and aligned with the contractual agreement.
	Motion:	To approve payment of JLL Invoice #USPDS161074, dated July 18, 2025, in the amount of \$45,422.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Joe Rossetti
	Vote:	Approved with no objections, (7-0-0)   Absent: Caspi, Klair
IV.	Colliers Invoice:	The committee reviewed the invoice from Colliers Project Leaders Invoice #0001068964 dated June 30, 2025, in the amount of \$5,418.42. This invoice covered commissioning services for the month of June 2025. JLL confirmed that Colliers' work during this period included development of commissioning plans, coordination with the design and construction teams, and preparation for upcoming system installations. The Financial Working Group noted that this invoice was consistent with the anticipated level of commissioning activity at this stage of construction and aligned with contractual terms. The committee had no specific questions about this invoice. It was noted that Colliers' commissioning activities would increase in the coming months as mechanical, electrical, and plumbing systems are installed, which would be reflected in future invoices.
	Motion:	To approve payment of Colliers Project Leaders Invoice #0001068964, dated June 30, 2025, in the amount of \$5,418.42.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Joe Rossetti
	Vote:	Approved with no objections, (7-0-0)   Absent: Caspi, Klair
D.	Change Orders:	

I.	COR-002 R2 Health Department Water Heater Modifications	The committee reviewed Change Order Request COR-002 R2 related to modifications to water heaters required by the Health Department. The total proposed cost is \$23,100.58. JLL reported they are not yet prepared to recommend approval of this change order request. They noted ongoing challenges with the pricing submitted by the contractor and are working to verify that the costs accurately reflect the scope of work required. JLL indicated they are in discussions with Turner Construction to validate the pricing components and ensure the Town receives appropriate value. The committee agreed to postpone action on this item until JLL completes their review and can provide a clear recommendation.
II.	Colliers field report   XPS insulation at foundation walls (2¼" vs 3") - PCO #249	Colliers Project Leaders' field inspection identified an issue where 2¼" XPS insulation was installed at foundation walls instead of the 3" thickness specified in the design documents. This discrepancy was documented in their field report and is being tracked as PCO #249. JLL informed the committee that since this represents a reduction in materials, a credit to the project is expected from the contractor. The exact value of this credit is still being calculated based on the square footage affected and material cost differences. The committee discussed the importance of quality control inspections and timely reporting of such issues. No committee action was required at this time, as Turner is preparing the credit proposal for future review.
E.	Approval Letters - Discussion & Possible Vote:	
I.	AL-013-R0 - Turner PM Sitework Allowance from Oct 1st - Dec 31st 2025	JLL presented Approval Letter AL-013-R0 regarding Turner Construction's Project Management Sitework Allowance for the period of October 1 through December 31, 2025, in the amount of \$62,400.00. This represents the third quarter allocation from the total sitework allowance of \$416,000 established in the GMP contract. JLL explained that \$187,200 had previously been authorized for the first two quarters, and approval of this allocation would leave a balance of \$166,400 in the allowance for future use. The funds cover management and coordination of site-related activities, including oversight of earthwork, utilities, and site logistics during this period. The committee discussed whether the allowance spending was tracking as expected. JLL confirmed that expenditures to date have been appropriate and necessary for proper site management.
	<b>Motion:</b>	To approve AL-013-R0 authorizing \$62,400.00 from the Turner PM Sitework Allowance for the period of October 1 through December 31, 2025.
	<b>Moved by:</b>	Ms. Clare Kilgallen
	<b>Seconded by:</b>	Mr. Joe Kelly
	<b>Vote:</b>	Approved with no objections, (7-0-0)   Absent: Caspi, Klair
F.	State Grant Applications:	
I.	Submission #2	JLL reported on the status of State Grant Submission #2, which was originally submitted to the State on April 22, 2025. After the initial submission, the State requested additional documentation and clarifications. The revised submission was completed and resubmitted on July 14, 2025. JLL noted that the State has a 30-day review period for these submissions, meaning a response should be expected by August 14, 2025. The committee discussed the importance of maintaining a positive relationship with the State review team while ensuring all documentation meets requirements. It was noted that lessons learned from this submission would be applied to future ones.
II.	Submission #3	JLL provided an update on State Grant Submission #3, which is currently prepared. The submission was initially intended to cover expenses through June 30, 2025, but is now being amended to include July expenses as well. This approach will allow for a more substantial submission and potentially reduce administrative overhead by consolidating reimbursement requests.
G.	State Premium Time Status based on approval of 05/27/25 - NOC-008-R1 Applications:	JLL provided an update on the premium time utilization that was previously approved by the committee on May 27, 2025, under Notice of Change NOC-008-R1. The status report indicated that the premium time expenditures are tracking under the anticipated value of \$46,000 that was included in the approved change. The committee was reminded that the purpose of this premium time was to recover schedule delays and accelerate critical path activities. JLL reported that the strategy appears to be working effectively, with the construction team making good progress in recovering the schedule. Turner Construction representatives confirmed that the premium time has been strategically deployed on key activities, particularly related to steel erection and foundation work. They reported that the approach has been successful in accelerating these critical path items, allowing follow-on trades to begin their work earlier than would otherwise have been possible.
II.	Design Items	
A.	FF&E	SLAM Collaborative provided an update on the Furniture, Fixtures and Equipment (FF&E) planning process. The design team reported they are working toward inclusion of final FF&E specifications and pricing in the PCR #3 submission scheduled for November. Current efforts are focused on finalizing selections that align with the educational specifications while remaining within budget parameters. The committee was informed that sample furniture would be reviewed at the upcoming Design Review Committee (DRC) meeting on August 14th. This will allow committee members and school representatives to evaluate the proposed items for quality, durability, and functionality before final selections are made. JLL noted the importance of maintaining the schedule for these decisions to ensure timely ordering and delivery for the planned school opening.
B.	Technology	The technology package is being developed concurrently with the FF&E specifications and will also be included in the November 2025 PCR #3 submission. The design team reported they are coordinating with the district's IT department to ensure compatibility with existing systems and alignment with the district's technology plan. Considerations include classroom audiovisual equipment, security systems, network infrastructure, and specialized technology for areas such as the media center and specialty classrooms. The committee discussed the importance of building in flexibility to accommodate future technological developments while ensuring the initial installation meets current educational needs. The technology consultant will attend the next committee meeting to provide a more detailed overview of the proposed systems.
C.	Maria's Garden	SLAM presented updated designs for Maria's Garden, a memorial garden area being incorporated into the project. The committee was informed that the family had reviewed the latest design concept and responded very positively to the proposed approach. The design includes specific plantings, hardscape elements, and commemorative features as requested by the family. Turner Construction is currently developing pricing for the garden elements, which is expected to be available next week. The committee discussed the importance of this feature to the school community and the need to ensure it is properly implemented within the overall project scope and budget. The final design and pricing will be brought back to the committee for approval once complete.
D.	Project Alternates	JLL reported on the status of project alternates that were established during the bidding process. Particular focus was given to the demolition options for the existing building. A meeting has been scheduled with Langan Engineering on August 15th to review the demolition approach and associated costs in detail. The committee discussed the timeline for making decisions on these alternates, recognizing that some need to be addressed sooner than others based on their impact on the construction sequence. JLL advised that they will prepare a comprehensive recommendation on all outstanding alternates for the committee's consideration at the September meeting, including potential budget implications of each option.
III.	Project Schedule Update	

A.	Two Week Look Ahead	<p>Turner Construction presented the two-week look ahead schedule, highlighting key activities planned for the coming weeks.</p> <p><u>Major focus areas include:</u>  Completion of structural steel installation in the remaining areas of the building  Continuation of exterior framing work around the building perimeter, working counterclockwise from Building E  Ongoing concrete slab pours in Building C  Installation of roof decking in completed structural steel areas  Mechanical, electrical, and plumbing coordination meetings to prepare for upcoming rough-in work  Ongoing utility work, particularly the sanitary line installation along Indian Rock Lane  Preparation for roofing material delivery and installation in Building E</p>
B.	Milestone Review	<p>Turner Construction confirmed that the project is on track to achieve the important milestone of making Building E weather-tight by August 25, 2025. This milestone is critical as it will allow for the start of mechanical, electrical, and plumbing (MEP) rough-in work in this section of the building. The committee discussed the importance of this milestone for maintaining the overall project schedule. Turner explained that the roofing contractor is mobilized and ready to begin installation as soon as the deck is complete. Temporary weather protection measures are also in place to protect areas where work is underway. Once Building E is weather-tight, multiple interior trades will be able to work concurrently, significantly increasing the pace of construction in that area. JLL emphasized that this milestone represents a crucial transition point in the project, shifting from primarily structural work to interior fit-out in this first section of the building.</p>
C.	Schedule Risks	<p>The project team identified several potential schedule risks that are being actively monitored:</p> <p><b>Weather Impacts:</b> With fall approaching, increased rainfall could potentially affect exterior work. Contingency plans are in place to mitigate these impacts through temporary weather protection and strategic scheduling.</p> <p><b>Material Deliveries:</b> Some specialty materials have extended lead times. The project team is tracking all critical deliveries and has implemented early procurement strategies for long-lead items.</p> <p><b>Labor Availability:</b> With multiple large construction projects in the region, skilled labor availability could become constrained. Turner reported they are working closely with subcontractors to ensure adequate staffing levels are maintained.</p> <p><b>Utility Coordination:</b> The unmarked storm line discovered during sanitary work represents a potential risk if additional unmarked utilities are encountered. The team is working closely with DPW to minimize this risk.</p>
III.	Construction Update	
A.	Site Safety	<p>The committee was informed that daily safety meetings continue to be held with all workers on site, with special emphasis on fall protection during steel erection and exterior framing work. Additionally, as the weather has been particularly hot, there has been increased focus on heat stress prevention measures including scheduled breaks, hydration stations, and monitoring of working conditions. Safety inspections are conducted weekly by Turner's safety team, and the most recent inspection identified no significant concerns. With the increase in worker count on site, Turner has implemented additional measures to manage site circulation and ensure adequate separation between pedestrian pathways and vehicle traffic.</p>
B.	Building Department – Phased Inspections	<p>JLL reported on ongoing coordination with the Building Department regarding phased inspections. The Building Department has requested additional cold form framing inspections that were not included in the original statement of special inspections. The project team is working to understand whether this is a new code requirement or a departmental preference. Turner has engaged their cold form framing subcontractor to develop a plan for these additional inspections. The anticipated cost impact is being evaluated but is expected to be less than \$200,000. The committee discussed the importance of clarifying which requirements are mandatory code requirements versus preferences or recommendations.</p>
C.	Permit Conditions	<p>The project team reported that they continue to operate in compliance with all permit conditions.</p> <p>Specific attention was given to the following areas:</p> <p><b>Erosion Control:</b> Recent heavy rainfall events have tested the erosion control measures, which have performed as designed with no violations or issues reported.</p> <p><b>Tree Protection:</b> All protected trees remain properly fenced and monitored by the Town Tree Warden.</p> <p><b>Traffic Management:</b> The Traffic Management Plan continues to function well. Minor adjustments have been made to accommodate the ongoing sanitary work on Indian Rock Lane.</p> <p><b>Dust Control:</b> Water trucks remain on site and are being used regularly to minimize dust, particularly during earthwork operations.</p> <p>The Fire Marshal has requested an additional hydrant between the existing school and the new building. JLL to gather additional information from the Fire Marshal to understand if this is a requirement or a recommendation and will report back at the next meeting.</p>
D.	Upcoming Potential Requests for Variances (i.e., noise, hours)	<p>Turner Construction informed the committee that they have submitted a request to the Town for an extension of the current noise/hours variance for September and October 2025. The current variance allows for an earlier start time (7:00 AM) and occasional weekend work.</p> <p>The extension is being requested to take advantage of favorable weather conditions in the early fall to advance exterior envelope work. Turner emphasized that the extended hours would primarily be used for non-noise-intensive activities, and they would continue to coordinate closely with school administration to ensure minimal disruption to school operations once classes resume.</p> <p>The committee discussed the importance of maintaining good communication with neighbors regarding any extended hours. Turner confirmed they would update their neighborhood notification plan if the variance extension is approved. JLL noted that the Town is expected to make a decision on this request within the next two weeks.</p>
6.00	New Business	No new business items were brought before the committee at this meeting.
7.00	Next Meeting	The next CMSBC meeting: August 19, 2025 - 8:00am - 101 Field Point Rd., Town Hall – Town Hall Meeting Room
8.00	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 9:23am

*Christina Poccia*

Prepared by:

Christina Poccia, Secretary

Central Middle School Building Committee

Approved on 08/19/25



Status Indicators	Project Synthesis	
<ul style="list-style-type: none"> <li>▲ - Negative status</li> <li>▲ - Cautionary status</li> <li>▲ - Positive status</li> </ul>	<p>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.</p>	
Key RPs		
<b>Client:</b> CMS Building Committee		
<b>Consultants</b> JLL SLAM Collaborative Turner Construction Tighe & Bond Consulting Eng. (CES) Colliers Engineering Langan Engineering		
<b>Contractor:</b> Turner Construction		

Project Update	Project Budget Updated 08/15/2025	
<p>The new Central Middle School construction is proceeding on schedule with approximately 92 workers currently on site. Buildings E and C are advancing with the second-floor slab completed in Building E and exterior cold form framing ongoing. Building E is targeted to be weather-tight by September to allow MEP rough-in work to begin. Building C slab has been poured and cured as scheduled, while Building A completed prep work for slab on grade with the pour executed on Tuesday. Auditorium joists were successfully delivered on Wednesday, August 14th between noon-1pm with police escort routing via Exit 5 off I-95 → Post Road → Stanwich → Orchard to the job site.</p> <p>The topping off ceremony was successfully held on Thursday, August 15th, 2024, beginning at 2:00 PM. Committee members assembled at 1:45 PM in the construction trailer as planned, with attendees bringing hard hats from the groundbreaking ceremony.</p> <p>Sanitary work continued through the parking area into the sidewalk, where ledge encountered at manhole #2 was successfully hammered out and cleared. The work was completed within the site fence prior to school returning on August 25th as targeted.</p> <p>SLAM distributed the agenda in advance of the Design Review Committee meeting held on August 14th, from 4:00 – 5:30 PM. The sub-committee discussed and reviewed visuals along with physical materials and samples at the middle schools that will be incorporated into the FF&amp;E package.</p>	<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>	\$3,213,345.15
	<b>C. Owners "Holds" Contingency</b>	\$2,250,000.00
	<b>D. Remaining Owners Contingency (A-B)+C=D</b>	\$4,726,774.85
	<b>Approved Commitments</b>	\$101,352,799.81
	<b>Invoiced to Date</b>	\$19,380,205.24
	<b>Financial % Completed</b>	17.30%

Risk	Action
Subcontract agreements	BP-40 (Concrete Flatwork) and BP-41 (Landscaping) subcontract agreements have yet to be executed due to payment and performance bond requirements. Turner's procurement department is monitoring this closely. Executive Landscaping expected to provide bonds within next couple of weeks, but White Owl (concrete flatwork) has bonding capacity concerns.
AHJ Requests	The Building Official has requested third-party inspections for cold-form metal framing, which were not initially incorporated in the statement of special inspections. Per the Fire Marshal's request an additional Fire Hydrant at the outside corner of Building A/B has been identified. JLL has contacted the Building Official to clarify if this is a code requirement or preference and report findings at next committee meeting (8/19/25).
Site Contractor Claim	Grasso (site contractor) submitted claim (~\$1M) for excess topsoil removal, which has been denied by Turner. This matter is being monitored.

Project Overview Timeline							GCMS State Grant Payment Request				CMSBC Invoices		
Name	Baseline Start	Baseline End	Adjusted Baseline Start	Adjusted Baseline End	Actual Start	Actual End	#	Eligible Cost	Projected Reimbursement (20%)	Qualified Reimbursement	Vendor	Amount	Status
Design, Bid & Award	01/03/23	12/17/24	01/03/23	02/25/25	01/03/23	01/28/25	1	\$3,603,473.00	\$720,694.60	\$675,936.00	STL	\$30,604.94	Pending
PH 1 Early Release	7/25/24	08/29/24	-	-	7/25/24	08/29/24	2	\$5,850,766.42	\$1,170,153.28	-	JLL	\$45,422.00	Pending
PH 2 Construction Docs	10/01/24	11/19/24	-	-	10/01/24	11/19/24	3	-	-	-	Colliers	\$15,925.00	Pending
GMP/Award	11/20/24	02/05/25	-	-	11/20/24	01/23/25	4	-	-	-	SLAM	\$59,040.00	Pending
Construct (Phase 1a - 1c)	01/03/25	07/31/26	-	-	01/06/25	-	5	-	-	-			
Construct (Phase 2a - 2d)	06/22/26	11/25/26	-	-	-	-	6	-	-	-			
Close	03/26/26	01/12/27	-	-	-	-							

Project Status			
Type	Description	Notes	Status
Budget	State Grant Application #2	The application was submitted on 04/22, resubmitted with additional documentation on 07/14. There is a 30-day review period from the State with response expected by August 14. State Grant Submission #3 is being amended to include July expenses.	▲
Scope	Maria's Garden	PR- 012 Documents Issued 7/21; PR - 012R Issued 8/11 w/ Clarifications (Turner to Price)	▲
Scope	PV Array Federal / State Incentives & PPA Execution	PPA fully executed with Greenskies on 08/05. Working on strategies to meet June 2026 deadline for state grant eligibility.	▲

## PROJECT PHOTOS

