



TOWN OF  
**GREENWICH**

Central Middle School Building Committee  
Tuesday, September 16, 2025  
Greenwich Town Hall Mazza Room  
101 Field Point Rd, Greenwich, CT 06830  
8:00 am | Hybrid (In-Person & Via Zoom Teleconference)

Click the link to join the webinar: <https://greenwichct.zoom.us/j/82352707668?pwd=WDODLC78S5FwbeXd2and8li3eJc72z.1>  
Password: 2269645 Webinar ID: 823 5270 7668 US: +1 646 518 9805

**AGENDA**

1. Call to Order
2. Housekeeping / Adjustments
3. Approval of Minutes | (2025 – 08/19, 09/02)
4. Committee / Working Group Reports (as required)
  - I. Communication Working Group (CWG)
  - II. Owner Architect Contractor (OAC) – last meetings 09/15, next meeting 10/02
  - III. Financial Working Group – last meeting 09/11, next meeting 10/02
  - IV. PV Array Working Group
  - V. Design Review Committee (DRC)
  - VI. Community Outreach and Neighborhood Correspondence
  - VII. 13<sup>th</sup> Quarterly RTM Report – Draft issued to CMSBC: Friday, 09/12/25 Comments Due by: Monday, 09/22/25
5. Professional Team
  - I. Financial Update:
    - A. Overall Status
    - B. Budget Risks
    - C. Invoices and Possible Vote for Approval:
      - i. Colliers Project Leaders – Invoice #0001088640 – 08.31.25 | \$14,375.74
      - ii. Shipman & Goodwin LLP – Invoice #668244 – 08.31.25 | \$875.50
      - iii. Jones Lang LaSalle - Invoice #USPDS164955 - 09.10.25 | \$45,422.00 (*August 2025 Services*)
      - iv. Jones Lang LaSalle - Invoice #USPDS164956 - 09.10.25 | \$5,889.00 (*August 2025 Services - Amendment #2*)
      - v. Jones Lang LaSalle - Invoice #USPDS164957 - 09.10.25 | \$5,889.00 (*July 2025 Services - Amendment #2*)
      - vi. Jones Lang LaSalle - Invoice #USPDS164958 - 09.10.25 | \$5,889.00 (*June 2025 Services - Amendment #2*)
      - vii. SLAM Architects - Invoice #1034115 - 08.29.25 | \$59,850.14
      - viii. SLAM Architects - Invoice #1034116 - 08.29.25 | \$27,807.55
      - ix. Eversource Invoice (Utility Bill) - Statement Date: July 1, 2025 | \$2,543.06 - *Endorsement by BC*
    - D. Approval Letters Discussion & Possible Vote:
      - i. 240803 - AL-017-R0 - Masonry Allowance Transfers | \$0.00 (net transfer - \$88,000 to Owner Buyout Savings, \$24,000 to Masonry Premium Time Allowance)
      - ii. 240803 - AL-018-R0 - Submittal 1275.0 Elevator Power Changes | \$825.00 (allowance usage for electrical work)
      - iii. 240803 - AL-019-R0 - Subcontractor Wage Rate Approval | \$0.00 (wage rate approval with no financial impact)
    - E. Change Orders Discussion & Possible Vote:
      - i. 240803 - C240803 - COR-006-R0 - PR-001R - Elevator Size Modification | Credit: (\$2,856.11)
      - ii. PCO-249 XPS insulation at foundation walls (2 ¼" vs 3") (continued) | Potential Credit
    - F. Notification of Change Discussion & Possible Vote:
      - i. NOC-011-R0 - ABAA Testing for AVB | \$27,836.17
    - G. State Grant Applications:
      - i. Submission #2 – Resubmitted by JLL on 08/26
      - ii. Submission #3 – (April - July 2025)
    - H. Premium Time Status based on approval of 05/27/25 - NOC-008-R1
  - II. Design Items:
    - A. FF&E
    - B. Technology
    - C. Security Items
    - D. Fire Marshall Review of Fire Alarm System
    - E. Waterflow Vs. Sprinkler Design
  - III. Project Schedule Update:
    - A. Two Week Look Ahead
    - B. Milestone Review
    - C. Schedule Risks
  - IV. Construction Update:
    - A. Site Safety
    - B. Permit Status
    - C. Noise Ordinance Status (Received Approval for September/October 2025; Notifications mailed 8/25)
6. New Business
7. Next CMSBC meeting: September 30, 2025 - 8:00am - 101 Field Point Rd., Town Hall – Meeting Room
8. Adjourn

Joseph Rossetti  
Chairman CMS Building Committee