

Central Middle School Building Committee
Meeting Minutes



MEETING DETAILS		
Meeting Number	25-074	
Purpose	Regular Meeting	
Meeting Date	9/2/25	
Meeting Time	8:00 AM	
Location	Cone Room, Town Hall	

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

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	Present - virtual

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 Buccì	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Absent
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 Kleppas	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	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 September 2, 2025 at 8:01 AM. The Pledge of Allegiance was recited.
2.00	Housekeeping / Adjustments	
		Agenda Modification: Joe Rossetti proposed adding an executive session under Item 5.II.D (Security Items) to discuss a security matter.
		Motion: To amend the agenda to include executive session for security discussion
		Moved by: Ms. Clare Kilgallen
		Seconded by: Mr. Harry Fisher
		Vote: Approved with no objections (7-0-0) Absent: Kelly, Klair
3.00	Approval of Minutes (2025 – 08/19)	The approval of August 19th 2025 minutes was postponed as corrections need to be incorporated by JLL. Committee members were reminded to submit any additional comments to JLL for incorporation.
4.00	Committee / Working Group Reports (as required)	
I.	Communication Working Group (CWG)	Meeting scheduled for September 2nd to finalize September 2025 Newsletter.
II.	Owner Architect Contractor (OAC)	Last meetings held 8/25 & 08/30, next meeting scheduled for 09/08.
III.	Financial Working Group	Last meeting 08/21, next meeting 09/11.
IV.	PV Array Working Group	Federal grants confirmed not to affect this project including construction start date. Agreement signed between town and third parties. Working group meeting to be scheduled before next full committee meeting.
V.	Design Review Committee (DRC)	SLAM reported progress on interior graphics redesign based on previous DRC feedback. Second round of feedback meeting to be scheduled in the near term.
VI.	Community Outreach Neighborhood Correspondence	Car accident occurred on Orchard Street 8/19 outside construction fencing, not construction-related. Reiterated that all construction traffic must turn right on Orchard Street, no left turns. Turner added additional cones as deterrent.
VII.	13th Quarterly RTM Report	Draft due end of this week, review meeting 09/09, issued to committee 09/12, approval targeted for 09/30 meeting. Due to RTM 10/11.
5.00	Professional Team Update:	
I.	Financial Update	
A.	Overall Status	Project tracking well at 17.38% financially complete with \$19.5 million invoiced to date. Current remaining owner's contingency approximately \$4.6 million
B.	Budget Risks	Continuing to track Grasso claim which committee strongly considers unwarranted and unsubstantiated. Turner has formally rejected the claim
C.	Invoices and Possible Vote for Approval:	
i.	Turner Construction Application #18	Committee questioned steel contractor billing at 99% with only \$40,000 remaining for September completion. Roofing materials validated for Building E (100%) and Building C (20%). Revised submission removed questionable items including "Juneteenth cookies"
		Motion: To approve Turner Construction Application #18 in the amount of \$3,434,710.03
		Moved by: Mr. Harry Fisher
		Seconded by: Mr. Todd Klair
		Roll Call Vote: Rossetti-Yes, Kilgallen-Yes, Turner-Yes, Poccia-Yes, Fisher-Yes, Kostin-Yes, Caspi-Yes, Klair-Yes (8-0-0) Absent: Kelly
D.	Approval Letters - Discussion & Possible Vote:	
i.	AL-015-R0 - Additional Electrical Coordination Study	Description: Additional MEP coordination study required due to updated feeder lengths from November submittals. To be funded from \$30,000 GMP construction allowance, leaving \$24,280 remaining. Clarification: Two separate allowances exist - \$30,000 for coordination study (Bid Package 5) and \$100,000 for potential modifications (Bid Package 38).
		Motion: To approve AL-015-R0 in the amount of \$5,720.00

		Moved by: Mr. Harry Fisher
		Seconded by: Ms. Clare Kilgallen
		Vote: Approved with no objections, (8-0-0) Absent: Kelly
E.	Change Orders - Discussion & Possible Vote:	
i.	PCO-249 XPS Insulation at Foundation Walls	Continued discussion of 2½" vs 3" insulation issue. Turner provided two cost options: \$10,000 for material difference or \$15,000 for interior insulation addition (not recommended due to dew point concerns). Committee requested JLL recommendation for next meeting. Design team confirmed overall insulation value meets design intent despite reduced thickness
F.	Discussion & Possible Vote:	
i.	Alternate No. 4 - Painted Graphics at Gym Walls (\$11,000)	DRC recommendation to reject due to potential athlete distraction and interference with school banners. Motion: To reject Alternate No. 4 Moved by: Ms. Clare Kilgallen Seconded by: Mrs. Steph Cowie Vote: Approved (7-1-0) Rossetti voted no, noting his support despite DRC consensus Absent: Kelly
ii.	Alternate No. 5 - Full Height Wall Tile at Restroom Sinks (\$26,000)	DRC strongly recommended approval for 8 restroom locations. Requested in CMS blue color. Item previously value-managed out before full funding Motion: To approve Alternate No. 5 in the amount of \$26,000 Moved by: Ms. Clare Kilgallen Seconded by: Mr. Steph Cowie Vote: Approved with no objections (8-0-0) Absent: Kelly
G.	State Grant Applications:	
i.	Submission #2	Approved 8/18, edits requested by DAS 8/26, resubmitted 8/26
ii.	Submission #3	Covering April-July 2025 period.
H.	Premium Time Status:	
	NOC-008-R1 Premium Time Status based on approval of 05/27/25	Turner reported that \$24,550 invoiced to date from Capazo Concrete and EPI waterproofing. Steel completion tracking to September 9th. Grasso costs removed from premium time billing.
II.	Design Items	
A.	FF&E	SLAM refining estimates, coordinating with D'Agostino for single state submission
B.	Technology	Is being coordinated with FF&E process through D'Agostino.
C.	Maria's Garden	PR-012R reissued to Turner, pricing received Friday for review
D.	Security Items	Executive Session held to discuss security matter. No votes taken in executive session. Meeting resumed at 9:15am after executive session with Clare Kilgallen acting as chair due to Joe Rossetti's departure. Motion arising from Executive Session: To direct SLAM to investigate security item discussed as well as SLAM proceeding on hourly basis with estimated exposure to be sent to JLL. Moved by: Mr. Harry Fisher Seconded by: Ms. Clare Kilgallen Vote: Approved with no objections (6-0-0) Absent: Kelly, Caspi, Turner
III.	Project Schedule Update	
A.	Two Week Look Ahead	Steel completion targeted September 9th Roofing material for Building C arriving, installation next week Exterior sheathing and cold form framing continuing C into A Slab on deck and grade poured in Building A MEP underground work progressing C into A
B.	Milestone Review	The substantial completion date remains July 27, 2026. Key milestones are being maintained: - Steel completion originally scheduled for August 27th; now tracking September 2nd, which remains within recovery parameters - Temp watertight Building 'E' envelope milestone is on track - Premium time utilization for steel recovery has been effective, with the project maintaining overall schedule integrity
C.	Schedule Risks	AVB testing requirements need resolution by September 21st start date Fire line pressure issue with water company needs resolution before month of October 2025 fireproofing completion Motion: To authorize CMSBC members of OAC to approve AVB ABBA-related work up to \$30,000 if needed before next meeting Moved by: Ms. Clare Kilgallen Seconded by: Mr. Joe Rossetti Roll Call Vote: Rossetti-Yes, Kilgallen-Yes, Fisher-Yes, Kostin-Yes, Klair-Yes, Kelly-Yes (6-0-0) Absent: Turner, Caspi, Poccia
III.	Construction Update	
A.	Site Safety	No incidents reported
B.	Permit Status	PCR5 stamped documents ready for submission to building department via highway department
C.	Noise Ordinance Status	September/October 2025 approval received, notifications mailed 8/25. Requesting Columbus Day and Veterans Day work authorization
6.00	New Business	Joe Phelan clarified that Grasso claim copy was provided to committee, though not formally submitted
7.00	The next CMSBC meeting	September 16, 2025 - 8:00am - 101 Field Point Rd., Town Hall – Mazza Room
8.00	Adjourn	
	Motion: To adjourn the meeting	
	Moved by: Mr. Harry Fisher	
	Seconded by: Mr. Joe Rossetti	
	Vote: Meeting adjourned at 9:31am with no objections	
 Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		
		Approved on 9/30/25



Status Indicators	Project Synthesis
<ul style="list-style-type: none"> ▲ - Negative status ▲ - Cautionary status ▲ - Positive status 	<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	Project Update		Project Budget Updated 08/29/2025																	
<p>Client: CMS Building Committee</p>	<p>The new Central Middle School construction continues tracking well on both budget and schedule. The project maintains its substantial completion date of July 27, 2026. Sanitary connection work on Indian Rock Lane near and around the construction fence has been completed. Turner ensured cleanup and restriping of areas in the lower lot before students returned to school on Thursday, August 28th. The workforce has processed roughly 210 workers through safety orientation with an average of 77 workers on site daily.</p>		<table border="1"> <tr> <td>Total Project Budget</td> <td>\$112,017,000.00</td> </tr> <tr> <td>A. Owners Contingency</td> <td>\$5,690,120.00</td> </tr> <tr> <td>B. Allocated Contingency</td> <td>\$3,290,580.31</td> </tr> <tr> <td>C. Owners "Holds" Contingency</td> <td>\$2,250,000.00</td> </tr> <tr> <td>D. Remaining Owners Contingency (A-B)+C=D</td> <td>\$4,649,539.69</td> </tr> <tr> <td>Approved Commitments</td> <td>\$101,414,835.33</td> </tr> <tr> <td>Invoiced to Date</td> <td>\$19,467,289.89</td> </tr> <tr> <td>Financial % Completed</td> <td>17.38%</td> </tr> </table>		Total Project Budget	\$112,017,000.00	A. Owners Contingency	\$5,690,120.00	B. Allocated Contingency	\$3,290,580.31	C. Owners "Holds" Contingency	\$2,250,000.00	D. Remaining Owners Contingency (A-B)+C=D	\$4,649,539.69	Approved Commitments	\$101,414,835.33	Invoiced to Date	\$19,467,289.89	Financial % Completed	17.38%
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<p>Consultants JLL SLAM Collaborative Turner Construction Tighe & Bond Consulting Eng. (CES) Colliers Engineering Langan Engineering</p>	<p>Construction progress across all building areas remains on track. Building E has achieved framing completion and is nearing watertight closure as sheathing nears completion and roofing installation begins. Building C continues framing operations with roofing materials scheduled for delivery Wednesday, September 3rd. The slab on deck pour for Building C was successfully completed. Building A completed its slab on deck pour on Friday, August 29th. Building B advances with ongoing decking and detailing work. Building D has achieved substantial steel completion with detailing work commencing next week. Building F reached a significant milestone with the completion of its final steel delivery this week. MEP work focuses on Buildings E-F underground installations. This includes E to C and A to C utility flows, electrical work in the main switchgear room, and exterior conduit runs to Building A.</p>																			
<p>Contractor: Turner Construction</p>	<p>Turner is in final stages of coordinating additional parking with M.J. Daily and Ferguson. Trades will be assigned specific parking areas. Turner is coordinating with Deputy Fire Marshal Dawson for fire drill procedures and emergency coordination protocols. September-October noise ordinance permits finalized and ready for mailing. Columbus Day holiday coordination pending confirmation of town observance status</p>																			

Risk	Action
Subcontract Agreements	BP-40 (Concrete Flatwork) with White Owl continues to face bonding challenges, with a meeting scheduled between White Owl and their bonding company within August to resolve the persistent bonding capacity issues. Turner's procurement department continues to monitor these agreements closely to ensure project continuity and mitigate any potential schedule impacts.
Grasso Foundation Insulation Credit	Awaiting Grasso response for credit on foundation insulation issue. Alternative PDC quote for interior bat insulation at \$30/linear foot (~\$15,000 total), though interior insulation not recommended by design team.
Site Contractor Claim	Grasso (site contractor) claim (~\$1M) for excess topsoil removal remains disputed. Turner has declined this claim, with contingency funds on hold pending thorough documentation review. The committee remains adamant that unjustified claims will not be paid.
PR-05 Permit Status	Turner to schedule review with ToG. Reviews needed from sewer, highway, conservation, planning/zoning, fire marshal, and building department.
Classroom Lock Hardware Lead Time	8-14-week lead time for intruder function classroom locks requires immediate pricing (PR-11R) and building committee approval to avoid project delays. Turner to provide pricing.

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	(20 %) Projected Reimbursement	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	Turner	\$3,434,710.03	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	-			
PH 2 Construction Docs	10/01/24	11/19/24	-	-	10/01/24	11/19/24	3	-	-	-			
GMP/Award	11/20/24	02/05/25	-	-	11/20/24	01/23/25	4	-	-	-			
Construct (Phase 1a - 1c)	01/03/25	07/31/26	-	-	01/06/25	-	5	-	-	-			
Construct (Phase 2a - 2d)	06/22/26	11/25/26	-	-	-	-							
Close	03/26/26	01/12/27	-	-	-	-							

Project Status			
Type	Description	Notes	Status
Budget	State Grant Application #2	Timeline (08/18 Approved for Payment / 08/26 Edits Requested by DAS - Resubmitted by JLL on 08/26) The team is working with Dr. Jones in coordination with GPS to obtain the approved value amount. The team is working to restore the quarterly submission cadence.	▲
Scope	Maria's Garden	PR-012 Documents Issued 7/21; PR - 012R Issued 8/11 w/ Clarifications. Turner expects to receive pricing by August 29th, 2025.	▲
Scope	PV Array Federal / State Incentives & PPA Execution	Per Greenskies, IRS Notice 2025-42 eliminates the 5% safe harbor for large projects, but maintains it for solar installations under 1.5 MW. Projects must begin construction by July 4, 2026, and be placed in service within four years to qualify for tax credits. The CMS project meets these requirements.	▲

PROJECT PHOTOS

