

Central Middle School Building Committee

Meeting Minutes



MEETING DETAILS			
Meeting Number	25-073		
Purpose	Regular Meeting		
Meeting Date	8/19/25		
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		Absent
Christina Poccia	Secretary, DRC Member		Present - virtual
Tony Turner			Absent
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 - 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		Absent
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	Absent
Don Buccì	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	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 19, 2025 at 8:01 AM.	
2.00	Housekeeping / Adjustments	<p>Committee members were reminded to announce when leaving the meeting to maintain quorum tracking. Laura Kostin notified the committee that she would need to leave at 8:45 AM and would attempt to rejoin via phone.</p> <p>Agenda Modification: Joe Rossetti proposed, and the committee agreed, to move all items from "Professional Team Update" (Section 5.00, 1, A-H) to immediately follow approval of minutes for workflow clarity.</p> <p>The committee approved this agenda reorganization with no objections.</p>	
3.00	Approval of Minutes (2025 – 08/05)	<p>Meeting Minutes Correction: Jen Behette was incorrectly listed as an ex-officio member in the August 5th minutes. She attended only as a substitute for Laura Kostin during her absence and is not an ex-officio member.</p> <p>Motion: To approve the minutes of August 05, 2025</p> <p>Moved by: Mr. Joe Rossetti</p> <p>Seconded by: Mr. Harry Fisher</p> <p>Vote: Approved with amendments, (5-0-0) Absent: Kilgallen, Turner, Caspi, Kelly</p>	
5.00	Professional Team Update:		
I.	Project Budget Update		
A.	Overall Status	<p>The project is tracking well both in budget and schedule, with \$112 million total and approximately \$13 million invoiced to date (17.3% completion).</p> <p>The substantial completion date remains July 27, 2026. Premium time for steel recovery is within authorized limits, with the August 27th steel completion tracking to September 2nd, which remains on schedule. Near-term work is focused on steel completion, exterior wall framing, roofing, and sanitary connections.</p>	
B.	Budget Risks	<p>Several potential budget risks were identified during the meeting:</p> <p>Site Contractor Claim: A \$1 million claim by Grasso for excess topsoil removal remains disputed. Turner has declined this claim; Owner has held contingency funds (Building Committee Project Contingency) pending thorough documentation review. The committee remains adamant that unjustified claims will not be paid.</p> <p>Additional Fire Marshal Requests: Unplanned additions such as a new hydrant and fire safety devices have incurred extra costs, with further code-driven requests from local authorities anticipated.</p> <p>Cold Form Framing Inspection Requirements: Risk of third-party inspection mandates was resolved favorably after direct clarification with the Building Official. John Vallerie concurred with SLAM's evaluation that third-party inspection of exterior wall framing is not required by code. However, the committee continues to consider QA/QC inspection for assurance, with JLL to review and advise.</p> <p>Scope Creep from Authority/Town Requests: Requests for hardware revisions (e.g., intruder function locks) and related upgrades may prompt further expenditures as authority requirements evolve through the course of construction.</p>	
C.	Invoices and Possible Vote for Approval:		

	<p>i. Special Testing Laboratories Invoice</p> <p>ii. Colliers Invoice</p> <p>iii. JLL Invoice:</p> <p>iv. S/L/A/M Collaborative Invoice:</p> <p>Combined Motion:</p> <p>Moved by:</p> <p>Seconded by:</p> <p>Vote:</p>	<p>The committee reviewed Special Testing Laboratories' Invoice #39352R in the amount of \$26,464.94 for services provided during June 2025. JLL reported that this invoice had been reduced from its original amount following a rate reconciliation process regarding half-day and full-day rates. The invoice covered ongoing testing and inspection services required during the construction phase, including materials testing and quality assurance work.</p> <p>The committee discussed Colliers' Invoice #0001078956 in the amount of \$15,925.00 for commissioning services provided during July 2025. The invoice covered ongoing commissioning work related to building systems coordination. The committee specifically requested that future Colliers invoices include a schedule of values to better track progress against contracted milestones and deliverables. Colliers is providing field reports, reviewing submittals, and has issued individual trade checklists for commissioning with all trade contractors through their platform.</p> <p>The committee reviewed Jones Lang LaSalle's Invoice #USPDS162948 in the amount of \$45,422.00 for project management services provided during July 2025. JLL clarified that this invoice specifically excluded any ASR #2 (Additional Services Request #2) amounts, which would be billed separately in future meetings. The invoice covered standard project oversight, coordination, and administrative services during the active construction period.</p> <p>The committee discussed SLAM Collaborative Invoice #1034061 in the amount of \$59,040.00 for contract administration services provided during July 2025. The invoice covered architectural oversight during construction, including shop drawing reviews, RFI responses, and field coordination activities. SLAM's work during this period focused heavily on structural steel coordination and exterior envelope design implementation.</p> <p>To approve payment of ALL four invoices as a single package following individual discussion of each item:</p> <ul style="list-style-type: none"> - Special Testing Laboratories Invoice #39352R, dated June 30, 2025, in the amount of \$26,464.94. - Colliers Invoice #0001078964, dated July 31, 2025, in the amount of \$15,925.00. - Jones Lang LaSalle Invoice #USPDS162948, dated August 13, 2025, in the amount of \$45,422.00. - SLAM Collaborative Invoice #1034061, dated August 11, 2025, in the amount of \$59,040.00. <p>Mr. Harry Fisher</p> <p>Ms. Laura Kostin</p> <p>Approved, (5-0-0). Committee requested future Colliers invoices show schedule of value Absent: Kilgallen, Turner, Caspi, Kelly</p>
D.	<p>Approval Letters - Discussion & Possible Vote:</p> <p>i. AL-014-R0 - Panel Board Revisions</p> <p>Motion:</p> <p>Moved by:</p> <p>Seconded by:</p> <p>Vote:</p>	<p>JLL presented Approval Letter AL-014R regarding panel board revisions in the amount of \$10,552.00, to be funded from the construction contingency. The revisions were necessitated by the integration requirements between early release packages and the building's lighting control systems. JLL explained that the panel board modifications became necessary when coordinating the electrical distribution panels with the advanced lighting controls being installed. The work involves updating panel board configurations and connections to ensure proper compatibility and functionality between the electrical distribution system and the integrated lighting control platform. The committee discussed how this change arose from the decision to proceed with early release packages to maintain the construction schedule, which required subsequent coordination adjustments. JLL confirmed that these types of integration modifications are typical when implementing early release strategies and that the cost was reasonable for the scope of electrical work required. The new panel is specific to theatrical lighting controls, with lighting fixtures to be furnished and installed by Ferguson. The funds will be drawn from Turner's construction contingency as this represents a coordination issue rather than a design change. The change included a \$3,000 credit for the original panel board, making the total cost for AL-014-R0, \$10,552.00.</p> <p>To approve Approval Letter AL-014R for panel board revisions in the amount of \$10,552.00 from Turner construction contingency.</p> <p>Mr. Harry Fisher</p> <p>Mr. Todd Klair</p> <p>Approved with no objections, (6-0-0) Absent: Kilgallen, Turner, Caspi</p>
E.	<p>Notification of Change - Discussion & Possible Vote:</p> <p>i. Notification of Change NOC-010-R1 - Additional Fire Hydrant Installation</p> <p>Motion:</p> <p>Moved by:</p> <p>Seconded by:</p> <p>Vote:</p>	<p>JLL presented Notice of Change NOC-010-R1 regarding the installation of an additional fire hydrant in the amount of \$61,235.94, as requested by the Fire Marshal. The new hydrant will be strategically located adjacent to the new gymnasium area to provide adequate fire protection coverage and emergency response access for this section of the school. While this hydrant was not included in the original site design, the Fire Marshal determined it was necessary after reviewing the building layout and fire safety requirements. The committee engaged in detailed discussion about the process for handling future requests from local authorities, emphasizing the importance of carefully vetting all such requirements to distinguish between code-mandated items and discretionary requests. JLL confirmed that Turner Construction had provided an estimated cost breakdown including the hydrant installation, associated water line connections, excavation, and site restoration work required. The committee noted that this hydrant appears appropriate given that it will be the only fire hydrant on-site, and the location seems warranted for the project. The committee noted that this type of fire safety infrastructure request falls within appropriate use of owner project contingency (Building Committee Project Contingency) funds as it directly relates to life safety.</p> <p>To approve Notification of Change NOC-010-R1 for additional fire hydrant installation in the amount of \$61,235.94 from owner project contingency.</p> <p>Mr. Harry Fisher</p> <p>Mr. Joe Kelly</p> <p>Approved with no objections, (6-0-0) Absent: Kilgallen, Turner, Caspi</p>
F.	<p>Change Orders - Discussion & Possible Vote:</p> <p>i. COR-002 R2 Health Department Water Heater Modifications</p> <p>ii. PCO #249 XPS insulation at foundation walls (2 1/4" vs 3") Colliers Field Report #1</p> <p>Motion:</p> <p>Moved by:</p> <p>Seconded by:</p> <p>Vote:</p>	<p>JLL presented Change Order COR-002-R2 regarding Health Department required water heater modifications in the amount of \$23,100.58. This represents a reduced value from the original proposal following extensive reviews between the SLAM, JLL and Turner Construction. The Health Department determined the original water heater capacity was insufficient for the school's intended use and required larger water heaters units along with associated piping modifications to satisfy hot water supply requirements for the cafeteria, kitchen, and food service areas. The change order covers two larger water heater units (approximately \$12,000.00 total for both units) and the necessary piping changes to accommodate the increased capacity requirements.</p> <p>To approve Change Order COR-002-R2 for Health Department water heater modifications in the amount of \$23,100.58 from owner project contingency.</p> <p>Mr. Harry Fisher</p> <p>Mr. Joe Rossetti</p> <p>Approved, (6-0-0). Committee noted without Caspi Absent: Kilgallen, Turner</p> <p>JLL presented information regarding Potential Change Order PCO #249 concerning a field-discovered discrepancy in XPS insulation installation at the foundation walls. Colliers identified during their inspection that 2 1/4-inch thick insulation had been installed instead of the 3-inch thickness specified in the contract documents. This represents a deviation from the original specifications. Turner Construction is currently calculating the appropriate credit value for the difference in material thickness and associated cost. There has been lengthy discussion between the teams regarding what was included in the specifications versus what was included in the drawings. The work in place cannot be changed due to prohibitive costs; therefore, this will result in a credit to the project. More information to follow.</p>
G.	<p>State Grant Applications:</p> <p>i. Submission #2</p> <p>ii. Submission #3</p>	<p>JLL reported that State Grant Submission #2, originally submitted on April 22nd and resubmitted on July 14th, was approved by the state on August 18, 2025. The team is working with Dr. Jones in coordination with DAS to obtain the approved value amount. The team is working to restore the quarterly submission cadence.</p> <p>State Grant Submission #3 is currently prepared and ready for submission pending receipt of the value confirmation from DAS for Submission #2. Once the value is received, Dr. Jones will execute the required signature (which must be dated on the day of submission) and Submission #3 can be submitted. Submission #3 includes payments made through July as requested by committee members in previous meetings.</p>
H.	<p>Premium Time Status:</p> <p>NOC-008-R1 Premium Time Status based on approval of 05/27/25</p>	<p>JLL provided an update on the premium time utilization that was previously approved by the committee on May 27, 2025, under Notification of Change NOC-008-R1. Approximately \$25,000.00+ of the \$46,000.00 budget has been utilized, with estimated costs potentially reaching around \$30,000.00. The August 27th steel completion date is tracking to September 2nd, which remains on schedule and demonstrates that the premium time recovery was successful. Turner is waiting for subcontractor invoices to provide exact values rather than estimates. JLL and the committee requested Turner to provide actual invoiced values for the next meeting rather than estimated values.</p>
4.00	<p>Committee / Working Group Reports (as required)</p> <p>I. Communication Working Group (CWG)</p> <p>II. Owner Architect Contractor (OAC)</p> <p>III. Financial Working Group</p>	<p>The Communications Working Group reported ongoing preparation of the monthly Central Middle School Campus Connection and coordination of information distribution following the successful topping off ceremony held on August 14th.</p> <p>The OAC meeting was held on August 18th and highlighted upcoming cost considerations including cold-form framing inspection requirements (which has since been resolved favorably), additional fire alarm devices, and hardware revisions for intruder function requirements. The meeting noted that sewer connection work is progressing with completion expected by the end of the week, and storm and water line issues have been resolved by abandoning existing lines in place. The sewer connection work is being completed within the construction fence, with Turner's goal to be out of the street and away from the loop and gym access prior to school starting. There was also discussion about contractor parking arrangements for when school resumes, with Turner working on offsite parking solutions for trades.</p> <p>A neighbor inquiry was received regarding discharge from drain lines after rain events. Turner responded that this was unrelated to the project, noting that the project maintains ongoing storm water inspections and protection measures are properly in place on site. There was also an issue with a blocked drain near the street construction area that Turner will address by ensuring drain sacks are cleaned regularly and checked.</p> <p>Last meeting was held on July 31st, with the next meeting scheduled for August 21st.</p>

- IV. PV Array Working Group The power purchase agreement (PPA) was executed on August 5th. JLL and the project team are scheduling a meeting with Green Skies and will also schedule a reintroduction meeting with the PV Array Working Group to re-engage with the sub-committee.
- V. Design Review Committee (DRC) Meeting #17 was held on August 14th at 4:00 PM (hybrid format) at the existing Central Middle School Media Center. The DRC reviewed three interior alternates and provided recommendations to the building committee for consideration.
- VI. Community Outreach | Neighborhood Correspondence No new items reported.
- VII. 13th Quarterly RTM Report The quarterly report is scheduled but not yet issued, with a target date in September.

5.00 Professional Team Update:

- II. Design Items**
- A. FF&E SLAM presented an updated FF&E budget analysis to the DRC. The total budget for FF&E including technology is \$3.2 million. Current estimates show \$3,248,891.00, representing a modest overage that includes approximately \$67,000.00 worth of additional items requested during final FF&E reviews. SLAM's opinion is that the percentage over budget is very low and they feel confident about moving forward to state review and bidding, expecting to be close to target. The additional funding provided by the committee six months ago was appropriately allocated. SLAM is conducting final back checks with Greenwich Public Schools technology team to ensure all required items are included. SLAM stated that if contingencies were zeroed out on both furniture and technology sides, the project would be under the \$3.2 million budget.
- B. Technology Technology consultant is refining estimates similar to FF&E process, with potential updates to estimates prior to going to the state for bid and review in November.
- C. Maria's Garden The Proposal Request (PR) was issued with clarifications on August 1st. Turner expects to receive pricing by the end of the following week, August 29th, 2025.
- D. Project Alternates Three interior alternates were presented to the DRC for review and recommendation:
 - Alternate #4: Graphics at gymnasium walls (painted striping) - \$11,000.00 DRC recommendation: Reject
 - Alternate #5: Full height tile wall behind sinks in public bathrooms - \$26,000.00 DRC recommendation: Strongly support approval
 - Alternate #6: Dimensional letter signage in specific building areas. DRC recommendation: To be re-reviewed and discussed at a later date with the DRC and would like to incorporate wayfinding.

III. Project Schedule Update

- A. Two Week Look Ahead Turner provided updates on near-term construction activities. The sewer connection work on Indian Rock Lane is progressing and expected to be completed within the construction fence by the end of the week, moving operations away from the street and school access areas before the new school year begins. Steel work completion is tracking well with the premium time recovery efforts showing success.
- 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 Building A experienced some delays with anchor bolt issues that are currently being addressed. However, these delays are being managed within the premium time allowances and do not impact the overall substantial completion date. The team continues to monitor potential schedule impacts from additional authority requests and change orders.

III. Construction Update

- A. Site Safety Turner reported that ongoing safety protocols remain in effect. Storm water protection measures are maintained with regular inspections, and the project maintains a detailed log of compliance with environmental protection requirements.
- B. Permit Status All necessary permits remain current and in good standing. The project team continues coordination with local authorities on various code interpretations and requirements.
- C. Noise Ordinance Status The noise ordinance request for September 2025, and October 2025, is being tracked with Turner. No update provided as they are working directly with the Town of Greenwich. Turner to follow-up.

6.00 New Business

- A. Upcoming Attendance Joe Rossetti informed the committee and project team that he will likely not be in attendance for the upcoming meetings scheduled for September 16th and September 30th.
- 7.00 Next Meeting The next CMSBC meeting: September 02, 2025, 8:00am - 101 Field Point Rd., Town Hall – Cone Room

8.00 Adjourn

Motion: To adjourn the meeting
Moved by: Mr. Harry Fisher
Seconded by: Mr. Joe Kelly
Vote: Meeting adjourned, without objection, at 9:14am (6-0-0) Absent: Kilgallen, Turner, Caspi

Christina Poccia
 Prepared by:
 Christina Poccia, Secretary
 Central Middle School Building Committee

Approved on 09/02/25

CMSBC – Central Middle School – Greenwich, CT



Reporting Date: September 19, 2025

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	

Client: CMS Building Committee	Project Update The new Central Middle School construction continues tracking well on both budget and schedule, maintaining its substantial completion date of July 27, 2026. Turner has processed approximately 262 workers through safety orientation with an average workforce of 103 on site last week, demonstrating strong workforce growth. No safety incidents were reported in the past two weeks. The committee approved a masonry allowance transfer redistributing a \$112,000 Bid Package credit (\$24,000 to premium masonry allowance, \$88,000 to owner buyout savings) with no net budget impact. Administrative approval was granted for subcontractor wage rates covering 12 bid packages for 2025-2026. Change Order 6 approved a \$2,856.11 credit for elevator size modification. The committee ratified OAC's action group from authorization \$30,000 max limit approvals. Second floor spray fireproofing continues in progress. Critical interior walls and ductwork installation commenced this week. Exterior cold floor framing is advancing, with AVB work expected to begin following approval of NOC-11, which was executed on 09/11. Turner has submitted a notice of delay citing delayed responses to RFI 100, AVB testing requirements (ABBA requirements), and lack of response to RFI 159. MEP and critical wall hangers installation ongoing, spray fireproofing planned next cycle, kitchen plumbing starting after electrical inspection completion. Gym slab complete, surrounding MEPs work ongoing, backfill inspection scheduled week-end. Steel decking completion on track for the end of September 2025 completion. Underground electrical complete and inspected, slab preparation underway. Wall mock-ups advancing through SLAM and Colliers approval process. Partial roof assembly substantially complete pending field comments.	Project Budget Updated 09/19/2025	
Contractors: Turner Construction		Total Project Budget	\$112,017,000.00
Consultants: JLL SLAM Collaborative Turner Construction Tighe & Bond Consulting Eng. (CES) Colliers Engineering Langan Engineering	A. Owners Contingency	\$5,690,120.00	
	B. Allocated Contingency	\$3,290,257.28	
	C. Owners "Holds" Contingency	\$2,250,000.00	
	D. Remaining Owners Contingency (A-B)+C-D	\$4,649,862.72	
	Approved Commitments	\$101,414,835.33	
	Invoiced to Date	\$23,021,038.37	
	Financial % Completed	20.55%	

Risk	Action
Subcontract Agreements	BP-40 (Concrete Flatwork) with White Owl continues bonding challenges. Meeting between White Owl and bonding company scheduled to resolve capacity issues.
Fire Marshal Code Interpretation Dispute	Throughout the week, the project team maintained ongoing communication with Deputy Fire Marshal Dawson to schedule the requested coordination meeting. Deputy Fire Marshal Dawson has confirmed a meeting for Thursday, September 25th at 9:00 AM. The discussion will focus on the automatic fire alarm system installation, which involves adding approximately 250+ devices to the previously approved plans that received Town fire marshal approval at PCR.
Fire Line Water Pressure	Aquarion conducted a retest this week. Meeting to be scheduled week of September 22nd with Aquarion and professional teams. Variation from original design values creating system design impacts.
Grasso Foundation Insulation Credit	SLAM provided a letter confirming code around the pending credit for 2.25" vs 3" insulation. JLL reviewing the impact and will provide a memo.
Site Contractor Claim	Grasso claim (~\$1M) for excess topsoil removal formally rejected by Turner. Claim copy provided to committee for review.
PR-05 Permit Status	Turner conducting in-person visits to town departments. Plumbing amended permit received for entire building. Mechanical amendment expected this week. Fire sprinkler trade permit signed off by Fire Marshal. Electrical permit still awaiting Fire Marshal sign-off.
Classroom Lock Hardware Lead Time	8-14-week lead time for intruder function classroom locks requires immediate action. Turner to provide change order as it has been identified as a critical path item for interior completion.

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
GMP/Award	11/20/24	02/05/25	-	-	11/20/24	01/23/25					Colliers	\$14,375.74	Approved
Construct (Phase 1a - 1c)	01/03/25	07/31/26	-	-	01/06/25	-	1	\$3,603,473.00	\$720,694.60	\$675,936.00	S&G	\$875.50	Approved
Construct (Phase 2a - 2d)	06/22/26	11/25/26	-	-	-	-	2	\$5,850,766.42	\$1,170,153.28	-	JLL	\$62,089.00	Approved
Close	03/26/26	01/12/27	-	-	-	-	3	-	-	-	SLAM	\$87,657.69	Approved

Project Status			
Type	Description	Notes	Status
Budget	State Grant Application #2	Received approval. JLL is waiting on Value confirmation.	▲
Scope	Maria's Garden	Change order pricing received Thursday, 09/18 under JLL/SLAM review for next agenda.	▲

KEY PROJECT DATES

	Baseline Schedule 5/9/25 (Issued)	Current Schedule 8/7/25 (Issued)	Delta (Working Days)
Phase 1 Key Dates			
Mobilize Onsite	1/16/2025	1/16/2025	0
Foundation Permit	2/7/2025	2/7/2025	0
GMP Anticipated Foundation Only Permit	12/3/2024	-	-
Start Foundation Walls Lower Level	3/13/2025	3/13/2025	0
Start Foundation Walls Upper Level	3/19/2025	3/19/2025	0
Building Permit	4/21/2025	4/21/2025	0
GMP Anticipated Building Permit	1/30/2025	-	-
Start Structural Steel Lower Level	6/6/2025	6/19/2025	9
Start Structural Steel Upper Level	6/10/2025	6/23/2025	9
SOG Complete Upper Level	8/4/2025	8/25/2025	15
Roofing & Temp. Watertight Complete	8/15/2025	8/27/2025	8
Slab on Decks Complete	8/26/2025	8/29/2025	2
25/26 School Begins	9/2/2025	9/2/2025	0
SOG Complete Lower Level	9/17/2025	10/2/2025	11
Start Drywall Lower Level	10/8/2025	10/2/2025	-4
Start Drywall Upper Level	12/2/2025	10/16/2025	-33
Exterior Sheathing Complete	10/21/2025	10/20/2025	-1
CMU Complete	10/27/2025	11/12/2025	11
Start Finishes & Specialties Lower Level	12/30/2025	12/23/2025	-5
Permanent Power	1/20/2026	1/28/2026	6
Exterior Envelope Permanent Watertight	1/9/2026	2/2/2026	17
Start Finishes & Specialties Upper Level	1/20/2026	2/5/2026	11
Permanent Climate Control	2/3/2026	2/11/2026	6
Temp Climate Control Measures	3/2/2026	3/2/2026	0
Spring 2026 - Asphalt Plants Open	4/15/2026	4/15/2026	0
Landscape Complete	5/8/2026	5/14/2026	4
Hardscape Complete	5/22/2026	5/20/2026	-2
Work Substantially Complete	5/29/2026	5/29/2026	0
Inspections, Punchlist, Substantial Completion, & Move-in			
AHJ - DOH Inspection (Department of Health)	-	3/16/2026	N/A
Inspections & Punchlist Start	6/11/2026	6/11/2026	0
Start A&E Punchlist	6/23/2026	6/11/2026	-8
Fire Marshal Inspections	-	-	-
Building Official Inspections	-	-	-
All Inspections Complete / Pass	7/27/2026	7/24/2026	-2
Building Substantial Completion	7/27/2026	7/27/2026	0
Phase 1 Punchlist Complete & Certificate of Occupancy	-	7/27/2026	0
Owner Move-in & FFE Start	-	7/28/2026	N/A
First Day of School	9/1/2026	8/28/2026	-3
Owner Move-in & FFE Complete	-	9/1/2026	N/A
Phase 2 Key Dates			
Mobilize Onsite	6/22/2026	6/22/2026	0
Fire Lane Complete (Phase 2a)	8/31/2026	8/26/2026	-4
Existing Building Demolition Complete	9/24/2026	9/24/2026	0
Parent Entrance Complete (Phase 2b)	10/13/2026	10/13/2026	0
Athletic Field & Project Completion	12/8/2026	12/8/2026	0
Project Closeout Complete	1/12/2027	1/12/2027	0

PROJECT PHOTOS

