



TOWN OF  
**GREENWICH**

Central Middle School Building Committee

Tuesday, December 09, 2025

Town Hall - Meeting 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=WDODLC78S5FwbeXd2and8li3eJc7Zz.1>  
Password: 2269645 Webinar ID: 823 5270 7668 US: +1 646 518 9805

**AGENDA**

1. Call to Order
2. Housekeeping / Adjustments
  - I. Confirm member availability for CMSBC meetings December 16th - 7:00pm & 23rd – 8:00am.
3. Building Department & Fire Department Update:
  - I. Permit Status / Amendment #1 (PR-005)
  - II. Fire Suppression Re-design – Phase 2 (pump house & storage tanks) status
  - III. Status of PR – Cooking Lab Hood Response
  - IV. Fire Department / Kitchen Ansul System & Art Room Kiln Memo – S/L/A/M issued Memo 12/01, pending FM comments
4. Professional Team Update:
  - I. Invoices and Possible Vote for Approval:
    - A. Turner Construction Company – Application #21 – 11/30/2025 | \$6,802,914.63
    - B. The S/L/A/M Collaborative, Inc. – Invoice #1034762 – 11/25/2025 | \$58,080.00
    - C. Jones Lang LaSalle Americas, Inc. – Invoice #USPDS171278 – 12/04/2025 | \$45,422.00 (PM Fee – October 2025)
    - D. Jones Lang LaSalle Americas, Inc. – Invoice #USPDS171272 – 12/04/2025 | \$5,889.00 (PM Fee Amendment #02 - October 2025)
    - E. Jones Lang LaSalle Americas, Inc. – Invoice #USPDS171279 – 12/04/2025 | \$45,422.00 (PM Fee – November 2025)
    - F. Jones Lang LaSalle Americas, Inc. – Invoice #USPDS171274 – 12/04/2025 | \$5,889.00 ((PM Fee Amendment #02 - November 2025)
  - II. Approval letter Discussion & Possible Vote:
    - A. AL-023-R0 – Buyout Savings & Scaffold Agreement | (\$129,251.29) – *Buyout Savings* | \$0.00 impact
    - B. AL-024-R0 – RFI-046 Elevator Pit & Shaft Size Changes | \$4,362.50
    - C. AL-025-R0 – RFI-067 & 177 Additional Steel Supports Below RTUs & ACCU Units | \$18,646.00
  - III. Overall Status
  - IV. Budget Risks
  - V. State School Construction Grant Reimbursement Request #3 (April–October 2025), submitted 11/11/25 – (20%) *Projected Reimbursement \$3,436,891.80*
5. Construction & Schedule Update (Turner Construction):
  - I. Site Safety
    - A. Turner to provide update on 11/26/25 arc flash incident
  - II. Overall Project Schedule Review by Turner – Substantial Completion 08/06/26 – Confirmation & Critical Path
    - A. Schedule Risks
    - B. Recovery Schedule Update
  - III. Coordination with Eversource & Verizon for temporary and permanent power
  - IV. Noise Ordinance (January & February)
6. Approval of Minutes | (2025 – 11/11, 11/18, 11/25)
7. Design Items:
  - I. PCR #3 FF&E & Technology – Bid Status | Key Dates: target bid date 12/9/25 with bids due 1/12/26
  - II. Value Management List
  - III. Attic Stock – Status
  - IV. FF&E & Move Management Matrix
8. Committee / Working Group Reports (as required)
  - I. Regulatory Working Group (RWG)
  - II. Communications Working Group (CWG)
  - III. Owner Architect Contractor (OAC)
  - IV. Financial Working Group – last meeting 12/04, next meeting TBD
  - V. Design Review Committee (DRC)
  - VI. Neighborhood Correspondence
  - VII. 14th Quarterly RTM Report (10/12/25–1/11/26) (Joe Kelly)
9. New Business
10. Next CMSBC meetings: December 16, 2025 – 7:00pm – 101 Field Point Rd., Mazza Room – Meeting Room  
December 23, 2025 – 8:00am – 101 Field Point Rd., Mazza Room – Meeting Room
11. Adjourn

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Joseph Rossetti  
Chairman CMS Building Committee