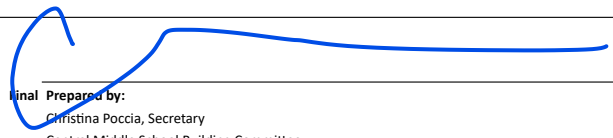


Central Middle School Building Committee
Meeting Minutes



MEETING DETAILS			
Meeting Number	25-076		
Purpose	Regular Meeting		
Meeting Date	9/30/25		
Meeting Time	8:00 AM		
Location	Meeting Room, Town Hall		
Name	Committee Members	Attendance	
Joe Rossetti	Chair, DRC Member	Absent	
Clare Kilgallen	Vice Chair; Communications Working Group Member, DRC Member	Present - In person	
Christina Poccia	Secretary, DRC Member	Present - virtual	
Tony Turner		Present - virtual	
Harry Fisher	BET Rep Financial Working Group Member	Present - virtual	
Laura Kostin	BoE Rep, DRC Member	Present - virtual	
Joshua Caspi		Absent	
Todd Klair		Present - virtual	
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	Present - In person
John Munnick	JLL	Associate Project Manager	Present - In person
Don Buccì	JLL	Managing Director	Absent
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	Ms. Clare Kilgallen, as Acting Chair, called the meeting to order at 8:03 AM on Tuesday, September 30th in the Town Hall Meeting Room, followed by the	
2.00	Housekeeping / Adjustments		
I.	CT FOI Commission Complaint	The Freedom of Information Commission complaint filed by Tony Turner was resolved on September 8th and administratively closed, with the Commission finding that a violation of the Freedom of Information Act was not alleged.	
3.00	Approval of Minutes (2025 - 09/02, 09/16)	9/16 minutes were deferred	
	Motion:	To approve the minutes of the September 02nd CMSBC meeting	
	Moved by:	Ms. Clare Kilgallen	
	Seconded by:	Mr. Joe Kelly	
	Vote:	Approved without objection, (6-0-0) Absent: Joe Rossetti, Joshua Caspi, Laura Kostin	
4.00	Committee / Working Group Reports (as required)		
I.	Communication Working Group (CWG)	Lauren Rabin reported the group is meeting later today to finalize the October community update for distribution.	
II.	Owner Architect Contractor (OAC)	No separate report given; items covered under change orders discussion.	
III.	Financial Working Group	Meeting scheduled for this week; no additional discussion needed from previous meeting.	
IV.	Design Review Committee (DRC)	Meeting held during the week of 09/29; detailed discussion held under Design Items section.	
VI.	Neighborhood Correspondence	No correspondence received. One weekend call from neighbor regarding suspicious vehicle on site was resolved - it was a Ferguson contractor working Saturday with proper authorization	
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.	
	Motion:	Approve 13th Quarterly RTM Report conditioned on amendments to item 9 regarding state grant reimbursement timing and updating financial information in Section B3 with latest Munis data	
	Moved by:	Ms. Clare Kilgallen	
	Seconded by:	Mr. Harry Fisher	
	Vote:	Approved without objection, (7-0-0) Absent: Joe Rossetti, Joshua Caspi	
5.00	Professional Team Update:		
I.	Financial Update		
A.	Overall Status	Project remains healthy. Invoice to date: \$23,016,701.61 (20.55% of overall spend).	
B.	Budget Risks	Two delay claims received - one for air vapor barrier and one for fire sprinkler water pressure issues. Additional risks include Grasso claim and bulk remediation for existing school demolition.	
C.	Invoices and Possible Vote for Approval:		
i.	Shipman & Goodwin LLP	Invoice for services reviewing contracts from August 12th - brief review of add service amendment to agreement with JLL.	
	Motion:	To approve Shipman & Goodwin LLP Invoice #669279, dated September 09, 2025 in the amount of \$51.50	
	Moved by:	Ms. Clare Kilgallen	
	Seconded by:	Mr. Harry Fisher	
	Vote:	Approved without objection, (7-0-0) Absent: Joe Rossetti, Joshua Caspi	
D.	Approval Letters - Discussion & Possible Vote:		

i.	AL-018-RO Elevator Power Changes	Circuit breaker upgrade on the elevator based on manufacturer update. Reviewed with the OAC Action Group. OAC members Todd and Joe both supported this approval letter.
	Motion:	To approve Approval Letter AL-017-RO for masonry allowance transfers with \$0 net impact
	Moved by:	Mr. Todd Klair
	Seconded by:	Mr. Harry Fisher
	Vote:	Approved without objection (7-0-0) Absent: Joe Rossetti, Joshua Caspi
E.	Change Orders - Discussion & Possible Vote:	
i.	COR-012-RO Hardware Revisions	Hardware revisions coming out of coordination with the town and between trades. Turner had a \$10,000 allowance for hardware coordination which was applied to this change order.
	Motion:	To approve Change Order COR-012-RO in the amount of \$10,766.02
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Todd Klair
	Vote:	Approved without objection, (7-0-0) Absent: Joe Rossetti, Joshua Caspi
i.	COR-013-RO Security Hardware Revisions	Security hardware revisions coming out of coordination with the town's security representative and requirements. Related to locking doors and matches what they do or try to do today.
	Motion:	To approve Change Order COR-013-RO in the amount of \$32,236.05
	Moved by:	Mr. Todd Klair
	Seconded by:	Mr. Harry Fisher
	Vote:	Approved without objection, (7-0-0) Absent: Joe Rossetti, Joshua Caspi
i.	COR-009-R1 Maria's Garden Changes	Enhanced accessibility improvements after presentation to the family. Material changed to stone dust for better access through the garden. Originally compliant design but this is a good enhancement for not much money. Accessibility was raised by the Fareri family, and original design was not fully accessible.
	Motion:	To approve Change Order COR-009-R1 in the amount of \$3,974.62
	Moved by:	Mr. Todd Klair
	Seconded by:	Ms. Clare Kilgallen
	Vote:	Approved without objection, (7-0-0) Absent: Joe Rossetti, Joshua Caspi
	PCO-249 XPS Insulation - Potential Credit	2 1/2" vs 3" foundation wall insulation issue. \$15,000 credit offered by Turner. SLAM's energy modeler (Thornton Tomasetti) confirmed negligible performance impact. No impact to mechanical systems as designed, no energy impact or performance impact.
F.	State Grant Applications:	
i.	Submission #2	Approved 9/11, reimbursement amount pending from State to Town
ii.	Submission #3	Total \$16,995,404 submitted (with \$6,500 ineligible), awaiting Dr. Jones' signature for portal submission
G.	Premium Time Status:	
i.	NOC-008-R1 Premium Time Status based on approval of 05/27/25	Bill Leo to provide update via approval letter this week after resolving subcontractor invoice discrepancies
II.	Design Items	
A.	PCR Timeline	State Review: November 5-6 for FF&E and Technology CMSBC Vote: October 14 BOE Vote: October 23 Town Officials Sign-off: October 31 (Fire Marshal, Superintendent, Financial)
i.	FF&E	FF&E package nearly complete with minor tweaks needed. GPS Technology's request of the CMSBC for 107 faculty computer refresh was put on hold because it was not part of ed specs, is not reimbursable, and should be handled through normal budgetary process
B.	Technology	No specific discussion reported.
C.	Security Items	SLAM is working through connectivity verification with technology consultant. SLAM will issue proposal request once confirmed.
D.	Fire Marshal Meeting Recap (09/25)	Key Issues: Deputy Fire Marshal requires automatic detection system (not manual as currently designed). Current building has automatic system, so new building should not regress. Next Steps: Schedule meeting with Deputy Fire Marshal Dawson, SLAM, and CES Redesign to fully automatic system recommended rather than hybrid approach Critical timing - wiring scheduled for mid-October Committee to hold next week for potential special meeting
E.	Aquarion Flow Test Recap (09/23)	Problem: Actual water pressure/volume differs from 2024 Will Serve letter. Multiple test variations show 410 GPM worst case. Potential Solution: Design system for worst-case 410 GPM scenario. Aquarion exploring potential improvements (1,000-1,500 GPM) but cannot rely on these for design timeline.
III.	Project Schedule Update	
A.	Two Week Look Ahead	Second Floor: Mechanical rough-in, ductwork, and piping installation in Buildings E, C, A Exterior: AVB installation started, roof blocking for lower levels Below Grade: Under slab installation in Area C toward A Concrete: Slab on grade Friday for Building F area, next week for Building C Site Work: Storm system installation in mechanical yard
B.	Milestone Review	Turner cannot provide substantial completion confirmation due to: Fire sprinkler system at standstill pending Aquarion resolution Fire alarm system uncertainty (approved manual vs. required automatic redesign) Both issues are critical path items requiring immediate resolution.
C.	Schedule Risks	Reference Section III line item C. for update.
	Turner Monthly Update	Scheduled for October 14th meeting. Outstanding item: February CPM document still needed from Turner.
III.	Construction Update	
A.	Site Safety	No incidents this past week. Workforce: 277 employees, averaging 97 on-site daily
B.	Permit Status	Zoning sign-off received. Fire Marshal and building permit conducting concurrent review this week for final approval.
C.	Noise Ordinance Status	Mailers to neighbors are prepared and will be distributed today (September 30, 2025).
6.00	New Business	Ms. Kilgallen asked that Move Management be added to next agenda stating the need JLL's proactive approach for existing and new inventory, RFP coordination with GPS Purchasing Department, and school year guidance for CMS faculty preparation.
7.00	The next CMSBC meeting	October 14, 2025 - 8:00 AM - Town Hall Mazza Room Special Meeting: Likely needed next week (Tuesday) for fire marshal and Aquarion resolution. The Acting Chair asked fellow Committee members to hold the time.
8.00	Adjourn	
	Motion:	To adjourn the meeting
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Clare Kilgallen
	Vote:	Meeting adjourned at 9:25 AM without objection



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

Approved on 10/28/25