

**Central Middle School Building Committee
Meeting Minutes**



MEETING DETAILS		
Meeting Number	25-081	
Purpose	Special Meeting	
Meeting Date	11/18/25	
Meeting Time	8:00 AM	
Location	Mazza 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	Present – Virtual
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		Present – Virtual
Todd Klair		Present – Virtual
Joe Kelly	Financial Working Group Member	Present – Virtual

Name	Ex-Officio Members	Attendance
Dennis Yeskey	P&Z	Absent
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

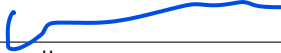
Name	Neighborhood Liaisons	Attendance
Rachel Koven		Absent
Susan Rudolph		Present – Virtual
Warren Silver		Absent

Name	Town of Greenwich Officials	Attendance
Mark Dawson	Fire Marshal	Present – Virtual
John Vallerie	Building Department Official	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
Tamara Rivera	JLL	Project Manager	Absent
Don Bucci	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Present – Virtual
Kemp Morhardt	SLAM	Principal	Absent
Stephen Martocchio	SLAM	Associate Principal	Present – Virtual
James Hoagland	SLAM	Senior Associate	Absent
Henry Withers	SLAM	Senior Landscape Architect	Absent
Amanda Hastings	SLAM	Senior Associate Interior Designer	Absent
Brian Hamel	CES	Senior Project Manager	Absent
Steve Muckle	CES	Project Manager	Absent
Kelly Craven	CES	Mechanical Engineer	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	Principal Engineer	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	Chairman Mr. Joe Rossetti called the special meeting to order at 8:01 AM on Tuesday, November 11, 2025. Attendance was confirmed with six voting members present, establishing quorum.
2.00	Housekeeping / Adjustments	Christina Poccia raised concerns about achieving quorum for the November 25, 2025 meeting due to holiday conflicts. Members unable to attend include Christina Poccia and potentially Todd Klair and Harry Fisher. The committee discussed moving the meeting to Monday, November 24, or Tuesday evening, November 25 at 6:00 PM to accommodate schedules. Clare Kilgallen acknowledged that this would be Laura Kostin's final meeting as a voting member, due to the end of her term as a Board of Education Member and thanked her for her contributions to the committee. Chairman Rossetti expressed appreciation for Ms. Kostin's years of service and devotion to the project.

Agenda Item	Topic	Description
3.00	Discussion & Possible Vote:	
A.	NOC 015 - PR-019 - Site Utility Fire Suppression Phase #1	The committee reviewed NOC-015 related to PR-019 for site utility fire suppression work, Phase 1, valued at \$128,328.11. The NOC reflects the required site utilities modifications for the fire suppression redesign due to the inadequate water pressure (410 GPM) being provided to the site by Aquarion. Scope Details: Trenching and installation of required utility piping (Reference PR-019) Conduit installation for electrical (wiring not included) - pending final design Piping terminates at a "T" junction for future Phase 2 connection Work has been reviewed and recommended to be approved by SLAM, CES, and JLL Pricing references PR-019 phase 1 which affect bid packages 9 and 38 Phase 2 Discussion: Todd Klair inquired about Phase 2 costs. JLL indicated Phase 2 will include additional piping to storage tanks, pump house installation, electrical work, and fire alarm system integration, likely exceeding \$100,000 significantly. The team is exploring prepackaged units to expedite schedule and potentially control costs.
	Motion:	To approve NOC 15-R0, PR-19, for Site Utility Fire Suppression Phase 1 in the amount of \$128,328.11
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Roll Call Vote:	Unanimous approval (9-0-0)

B.	DRC Overall FF&E Graphics Recommendation	<p>Christina Poccia (DRC Representative) presented that the Design Review Committee recommended approval of Option 1 for auditorium corridor graphics, featuring a tree motif. This vinyl graphic will be installed on the wall visible from outside the school through the glass near the auditorium area. Steve Martocchio (SLAM) confirmed that all vinyl graphics represented to the DRC are included in the baseline project budget.</p> <p>Design Details: Option 1 includes figurative trees and vegetation elements Graphics package extends beyond this single piece to classroom areas Tree theme provides consistency throughout the building Wording reflects input from Tom Healy and instructional staff All vinyl graphics are included within the baseline project scope</p>
		Motion: To approve and move forward with the graphics package, choosing Option 1 with the tree motif as represented here
		Moved by: Ms. Christina Poccia
		Seconded by: Ms. Clare Kilgallen
		Vote: Unanimous approval (9-0-0)
4.00	Adjourn	
		Motion: To adjourn the meeting
		Moved by: Ms. Laura Kostin
		Seconded by: Ms. Clare Kilgallen
		Vote: The meeting was adjourned at 8:24 AM without objection
<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="548 546 1136 651">  <p>Final Prepared by: Christina Poccia, Secretary Central Middle School Building Committee</p> </div> <div data-bbox="1234 609 1380 640" style="text-align: right;"> <p>Approved on 12/9/2025</p> </div> </div>		