

Julian Curtiss School Building Committee Meeting Minutes

February 27, 2026

ZOOM only

Attendance: David Levine, Lisa Yates, Chris Cykley, Harry Fisher, Rachel Khanna, Wendy Vizzo Walsh, Janet Stone McGuigan, Veronica Chiavaroli, Betsy Galindo, Brent Reeves (had to leave at 7:52am), Dan Watson, Paul Lisi

Meeting called to order at 7:45am

1. Approval of minutes from 2/6/2026 tabled to committee can review.
2. Update on Phase 1 and 2 (outstanding items on excel sheet)
 - a. THP contract originally would have ended tomorrow but 12 days were added
 - b. Outstanding items on excel spreadsheet are expected to be completed as of today, 2/27, as per THP
 - c. Committee reviewed individual items and details to be modified as we move towards the end of THP's contract
 - i. Elevator in final working condition including inspection
 - ii. Door 1v1 weather sealing
 - iii. Door 1v1.1 functional, opening and closing properly
 - iv. Trim and millwork in front entryway
 - v. VDU in front office
 - vi. Staff toilet tile and plumbing including vacuum breaker
 - vii. Exposed wires above main door and principal's office
 - viii. Ensure security film verification is included
 - ix. Terrazo
 - x. Appliances in office
 - xi. VDU
 - xii. WALL tile in corridor
 - xiii. Install lighting at 1st and 2nd floor entrances
 - xiv. Existing window trim in front office
 - xv. Exterior panel for Aiphone
3. Discuss Tafriff PCO
 - a. If approved would speed up the inspection process
 - b. \$9,377 from Kone subject to negotiation and a refund to the Town of Greenwich for tariff money
 - c. THP is requesting a formal response accepting or rejecting the Kone tariff PCO in writing.

- i. Approval of the PCO for \$9,377 subject to negotiation and a refund of the tariffs if refunds are received based on potential illegality of the tariff. Motioned by David seconded by Harry, unanimous approval
- 4. Status of THP close out
 - a. Closeout was submitted by THP on 2/17/26, building committee responded within 6 days stating it was conditional on completing certain items
 - b. THP indicated they would complete work by Friday afternoon (2/27)
- 5. Discuss plaques and Bill's sign
 - a. Reviewed preliminary layout and was well liked by committee
 - b. Determine procurement: direct procurement for item under bid limit vs state contract cooperative buying agreement, back up plan would be a contractor change order, in this case JA Rosa.
- 6. Phase 3: summer schedule and April break requests from JA Rosa.
 - a. Potential to start work prior to end of school
 - b. April break and May evening work request from JA Rosa were reviewed.
 - c. Meeting with JAR is March 18
- 7. Review schedule. Next Meeting March 13th, followed by March 27, April 24, May 15, June 5 and June 26.
- 8. New Business:
 - a. Motion to approve Invoice 178938 from Security Specialists dated 9/16/2025 for \$2,340.25. Motioned by Janet, seconded by Wendy and approved with unanimous consent.