

Julian Curtiss School Building Committee Meeting Minutes

January 23, 2026

Virtual and at JCS

Attendance: David Levine, Lisa Yates, Chris Cykley, Nick Macri, Brent Reeves, Janet Stone McGuigan, Michael Gaudiano, Veronica Chiavaroli, Rachel Khanna, Harry Fisher, Liridona Ahmeti - Tishukaj, Dan Watson

1. Approval of minutes.

- a. Committee to review/approve minutes from 10/17/25 and 12/5/25 when the notes are picked up.
- b. Remaining outstanding minutes: 1/17; 1/31; 3/21; 5/16; 5/30; 6/13; 6/27; 7/11; 7/25; 11/7; 1/9/26.

2. Update on Phase 1 and 2. (outstanding items excel sheet).

- a. We will meet with Rich on Monday, February 2, 2026 at JCS
- b. Door to Corridor from vestibule: Doors and glass installed; programming to follow
- c. This door is locked when closed and upon verification by Brent, security detail can be removed.
- d. Vestibule Door to Office is fully wired and programmed.
- e. Painting appears to be ongoing depending on weather. Exterior door was painted but we will confirm the status of the top exterior panel.
- f. Trim at front vestibule still outstanding
- g. PCO requested a protective box for locking of elevator disconnect to facilitate elevator inspection.
- h. Monolithic terrazzo installer confirmed and we are expecting samples.
- i. Terrazzo floor tile installed at thresholds except at the office/corridor door(s).
- j. Elevator entrance trim and tile installed but tile still needs to be added above the door to Kitchen/OT as previously discussed.
- k. CR and Area of Refuge phone installed on pilaster
- l. Exterior railing mid-post installed at lower rail; upper rail is "wavy" but overall appearance is improved.
- m. Perimeter heat panel covers under front desk to be cut and re-fit with splice trim for access to heat

3. Approve new MGMT contract amount.

- a. MOTION TO APPROVE MGMT Contract increase for ongoing management of THP and in anticipation of Phase 3, in the amount of \$39,500. David approves; Veronica seconds; unanimous approval.

4. Approve THP December requisition.

- a. MOTION TO APPROVE THP December 2025 requisition #12 in the amount of \$70,422.55 is contingent on correction of change order total on the front page. Janet motions; Michael seconds; unanimous approval.

5. Phase 3: Summer Schedule and Bidder interviewed. Award anticipated.

- a. J.A. Rosa scope review and reference check update.
- b. MOTION TO APPROVE bid award to J.A. Rosa: Base bid in the amount of

\$2,146,291, with Contract Stipulations listed below, for the base bid plus additions for Alternate 1 and four units of window film per Unit Price A, in the amount of \$2,172,954. Veronica motions; Michael seconds; unanimous approval.

- c. Execute (include) Alternate No. 1. Cost: \$18,711. This alternate provides new roller window shades at the kitchen and cafeteria in lieu of washing them per the base bid.
 - d. Reserve the right to include Alternate No. 2, as bid, at a later date during construction. Potential future cost: \$101,558. This alternate expands the amount of existing roof deck and structure removal/replacement to accommodate penetration of the ductwork serving the cafeteria's new rooftop unit.
 - e. Include Invisicade security film per Unit Price A for (4) four windows. Cost: $\$1,988 \times 4 = \$7,952$. This would include the pairs of windows at either side of the front door as Brent requested for security.
6. Building Permit Progress:
- a. Met with Fire Marshal Mark Dawson on 1/22/26.
 - b. Discussion to potentially close cafeteria in June to give JA Rosa more time to begin work
 - c. Verify JAR background check security process – has to comply with Greenwich requirements.
7. Review schedule.
- a. Next meeting February 6th (monthly thereafter). 8:51am motion to adjourn by David second by Veronica