

Central Middle School Building Committee Meeting Minutes			
MEETING DETAILS			
Meeting Number	26-015		
Purpose	Regular Meeting		
Meeting Date	7/7/26		
Meeting Time	8:00 AM		
Location	Mazza Room, Greenwich 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		Absent	
Harry Fisher	BET Rep	Present – In person	
Bob Chaney	BOE Rep, DRC Member	Present – Virtual	
Joshua Caspi		Absent	
Todd Klair		Present – Virtual	
Stephanie Cowie	RTM Rep	Present – Virtual	
Name	Ex-Officio Members	Attendance	
Peter Sampanaro	RTM Rep	Present – In person	
Dennis Yeskey	P&Z	Present – Virtual	
Dan Watson	GPS	Present – Virtual	
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Present – Virtual	
Thomas Healy	CMS Principal	Present – Virtual	
Name	Neighborhood Liaisons	Attendance	
Rachel Koven		Absent	
Susan Rudolph		Present – Virtual	
Warren Silver		Absent	
Name	Town of Greenwich Officials		
Mark Dawson	Fire Marshal	Absent	
John Vallerie	Building Department Official	Present – Virtual	
Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Absent
Jose Cardoso	JLL	Senior Project Manager	Present – In person
John Munnick	JLL	Associate Project Manager	Present – Virtual
Tamara Rivera	JLL	Project Manager	Present – Virtual
Don Buccì	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Present – Virtual
Kemp Morhardt	SLAM	Principal	Absent
Stephen Martocchio	SLAM	Associate Principal	Present – Virtual
Tim Klepps	Turner Construction	Project Executive	Absent
Joe Phelan	Turner Construction	Senior Procurement Agent	Present – Virtual
Bill Leo	Turner Construction	Project Engineer	Present – Virtual
Agenda Item	Topic	Description	
1.00	Call to Order	Vice Chair Clare Kilgallen, acting as Chair in the absence of Chairman Joe Rossetti, called the regular meeting of the Central Middle School Building Committee to order at 8:00 a.m. and led the Pledge of Allegiance. Secretary Christina Poccia called the roll. Five (5) voting members were present at the call to order; Mr. Klair joined at approximately 8:07 a.m., bringing the total to six (6). Members were reminded to announce their departure verbally so that quorum could be tracked.	
2.00	Housekeeping / Adjustments		
I.		Deferrals	Acting Chair Kilgallen deferred Item 3 (Approval of Minutes) to the next meeting and Item 4 (Grand Opening Plans) to the July 21, 2026 meeting, as Mr. Supranowitz was unable to attend. Under Item 11, the second Eversource invoice (Account #5171 960 1130) and the Raptor Technologies invoice were removed because they were not ready for review.
II.		Addition to Agenda – New Item 13	The Acting Chair called for a motion to add a new Item 13 and renumber the subsequent items accordingly.
		Motion:	To add the following new Item 13 to the agenda and renumber the subsequent items accordingly: "Discussion and Possible Vote – Notice of Change. Review and approve the proposed change order which contains an incentive for the Construction Manager if a Temporary Certificate of Occupancy is issued prior to August 21, 2026."
		Moved by:	Mr. Harry Fisher
		Seconded by:	Ms. Steph Cowie
		Vote:	Unanimously approved by unanimous consent, 5-0-0 Absent: Caspi, Turner, Rossetti; Klair not yet joined
III.		Recognition – Dan Watson (GPS)	Acting Chair Kilgallen recognized Dan Watson, who is retiring from his role effective July 17, 2026, and thanked him on behalf of the Committee for his contributions throughout the project and wished him well in his retirement. Mr. Watson was invited to attend the opening ceremonies in the Fall.
3.00	Approval of Minutes (2026 – 06/23, 07/01)		DEFERRED to the next meeting.
4.00	Grand Opening Plans (Supranowitz / Healy)		DEFERRED to the July 21, 2026 meeting. See Item 16.II.
5.00	Neighborhood Correspondence		
I.	Partial Closure of Roads (Indian Rock Ln & Stanwich Rd) – Permitting Status & Notification	Notices were issued to the neighbors on June 24, 2026 regarding the road closures. Joe Phelan (Turner) reported the permit was resubmitted on June 16, 2026 and Turner is awaiting a response from the Sewer Department; the plan remains for the work to begin next week. Turner will follow up with Mr. Feminella, and the Acting Chair will check the status in person the same day.	
II.	Sidewalk, Crosswalk, & Mailbox Relocation (215 & 219 Orchard St)	The work is in motion. A letter was sent to Jim Michael, Head of DPW, to close the item out. JLL holds the follow-up action; contact had not been made as of the prior day's OAC meeting and will be made today.	
6.00	Discussion & Possible Vote – 16th Quarterly Progress Report to the Representative Town Meeting	The draft report was displayed and reviewed. Revisions discussed: a sentence quantifying the remaining contingency was struck from Section 2, on the basis that the RTM has already been provided those figures; revisions were made to reflect the date of RTM approval and the total approved funding; the reference to the permanent fire pump switchover was amended from "for October 21" to "by October 26, 2026," since October 21 falls on a Wednesday and Turner is targeting a long weekend coordinated with the Fire Marshal and Building Department; and the footer date was corrected, the report to carry the date of the vote with the reporting period ending on the 11th.	
		Motion:	To approve the 16th Quarterly Progress Report to the Representative Town Meeting as discussed and amended.
		Moved by:	Mr. Harry Fisher
		Seconded by:	Mr. Bob Chaney
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
7.00	Owner Architect Contractor (OAC) – Report	Mr. Chaney reported on the July 6, 2026 OAC meeting. JLL was reminded that any issue requiring assistance from the Town's state representatives should be brought to the Committee's attention so that outreach can be made. The permanent pump is moving along and a third-party inspection agency has been contacted for that work. The temporary pump is also progressing, with several items awaiting approval from Fire Marshal Dawson. Gas was expected to be turned on today, having been delayed from the prior day by weather. Verizon service should be complete later this week or early next week. Trees remain on track to be planted around July 20, 2026; all 14 planters were delivered incorrectly, and SLAM advised that the trees should be placed in the ground or in a planter as quickly as possible. See Item 10.II.	
8.00	Financial Working Group (FWG) – Report	Mr. Fisher reported that testing at the existing school returned no adverse materials, producing a savings of approximately \$1,000,000. The Financial Working Group met July 2, 2026 to discuss how best to account for the savings. The BET currently holds a condition on \$1,600,000 of the Owner's contingency. The Committee had planned to request the full \$1,600,000 be released, but is now considering leaving \$1,000,000 in place and returning \$600,000, to ensure sufficient funds are available into the Fall, noting the BET does not meet in August. Mr. Fisher and JLL will finalize the approach this week.	
9.00	Building Department & Fire Department Update		
I.	Project Schedule – Substantial Completion Proposed 08/21 Temp Fire Pump 08/11 (Tentatively Accelerated) – Pump House 10/22/26 (Tentative)	Dates were reviewed as presented on the agenda. See sub-items A and II below.	

A.	Permit, Occupancy & Inspection – AHJ Approvals	PR-033 responses have been returned and remain with the Fire Marshal. Turner will follow up with Fire Marshal Dawson; JLL is onboarding the third-party inspection agency. Fire Marshal Dawson is out of the office this week; Building Official Vallerie confirmed he remains responsive by email, and the Committee noted correspondence should continue to be sent to him regardless of whether he is physically in the office.
i.	Demolition Permit Request – Disconnect Request for Existing Building (Status)	Joe Phelan (Turner) reported that comments on the NFPA 241 plan were received from Fire Marshal Dawson and revised responses will be returned today. The remaining item for the partial (media center) demolition permit is written confirmation from Rich Feminella that he accepts Turner's plan to disconnect the sewer line leaving the building. Mr. Vallerie confirmed his understanding that Mr. Feminella has no issue and will send an email verifying, and that this is the last outstanding item. Clarification was requested as to whether the Fire Marshal's NFPA 241 comments relate to the partial or the full demolition permit, as the partial permit must move ahead. Mr. Vallerie confirmed there will be zero occupancy of the existing building during the partial demolition. Separately, the seismic information requested in connection with the temporary fire pump has been returned to the Building Department; Mr. Vallerie confirmed he has reviewed it and found it satisfactory, and that the permit amendment can be issued once the Fire Marshal is satisfied.
ii.	TCO AHJ Inspection: 08/07 – 08/21 (Proposed) 08/05 – 08/11 (Tentatively Accelerated)	JLL asked the Building Department and Fire Marshal to plan for engagement from August 7 through August 21, 2026 under the proposed schedule, and as early as August 5 through August 11, 2026 under the tentatively accelerated schedule, which has been shared with their team. Mr. Vallerie confirmed the department is engaged and that he and his colleague have staggered vacations so that one of them will be available throughout that period.
iii.	Building Occupancy & Move Material Timeline	Not separately addressed at this meeting. See Item 10.III for move management status.
II.	Temporary Fire Suppression Status	See sub-items A and B.
A.	State Modification Status – Not Required	No change; the State modification remains not required.
B.	DOB / FM Review (FM Comments Received 06/27) – SLAM to Provide Update	Sizing information provided by SLAM appears to satisfy the Building Department. Turner will respond today to the Fire Marshal on the information transmitted July 2, 2026, which should close out the approval. See also Item 14.II.B.
I.	COR-044 Procurement of Equipment & Delivery Date Confirmation	Not separately addressed at this meeting.
ii.	PR-033 Shop Drawings / Submittals – Status	Not separately addressed at this meeting beyond the SLAM sizing information noted above.
10.00	Design Items – Discussion & Possible Vote	
I.	Plaque Layout Review	Ms. Poccia reported that the concept and all supporting information have been sent to SLAM. The Committee is awaiting a vector file of the Town Seal from the Town for the final submission, after which the item is off the Committee's plate. Stephen Martocchio (SLAM) confirmed SLAM is making a final pass to verify that all names are included and correctly spelled, will issue the layout to Turner through the RFI response, and that the Committee will see the proposed plaque once more in submittal format before fabrication. Members are responsible for proofreading their own names. NO ACTION TAKEN.
II.	Landscape Planters	Fourteen (14) planters were ordered, eight (8) rectangular and six (6) square. A buff / light beige color was specified; the units delivered are gray, which is within the palette. The units cost approximately \$30,000 to fabricate. The vendor initially offered \$5,000 in compensation, increased to \$8,000 following discussions on July 6, 2026. Correct fabrication carries an 8 to 12 week lead time, placing delivery in September at eight weeks and October at twelve weeks if released immediately. The eight (8) rectangular planters sit behind screen fencing; the six (6) square planters are streetscape-adjacent at the school entrance. Discussion covered the six trees already on site, the one-year warranty running from substantial completion, and the disruption of installing planters once school is in session. Joe Phelan (Turner) confirmed that if the planters are replaced, the existing units would be removed and credited back through the supplier, and that the cost of maintaining the trees in the interim would be borne by the site subcontractor and its landscape subcontractor, not the Owner. Mr. Martocchio (SLAM) confirmed the tree issue is a contractor / subcontractor matter and not a project cost. Principal Healy indicated that timing can be coordinated with Turner in a manner that is efficient and least disruptive. Mr. Klair confirmed the outcome should not draw on contingency or allowance. Ms. Poccia indicated a preference for accepting the delivered planters and pursuing a larger credit, in order to avoid a later installation during the school year.
	Motion:	To hold the contractor to the contract design and direct that the correct planters be ordered.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Roll Call Vote:	Approved, 5-1-0 Opposed: Poccia Absent: Caspi, Turner, Rossetti Roll call: Fisher: Yes; Cowie: Yes; Klair: Yes; Poccia: No; Kilgallen: Yes; Chaney: Yes
III.	Move Management Completion	Tamara Rivera (JLL) reported the move is complete. The contents of the existing school have been removed and the building was turned over to Turner on July 6, 2026 so that demolition can proceed. Furniture deliveries resume the week of July 13, 2026 and will run through the end of the month, completing the second floor and beginning the first floor, which has not yet been started. Activity will then ramp down pending move-in in August 2026.
IV.	FF&E Installation Status	Ms. Rivera confirmed furniture deliveries resume next week and that the Owner's AV consultant is tentatively scheduled to return July 20, 2026.
V.	Process for School-Based Requests (raised during meeting)	Acting Chair Kilgallen directed that, as the project moves into occupancy, all school-based requests, wish-list items, and observations from anyone who is not a Building Committee member be routed through Principal Healy for adjudication and prioritization before being raised to the Committee. Side conversations are not to be used in place of that process.
11.00	Invoices – Discussion & Possible Vote	
I.	Eversource – Account #5168 818 0181 – 06.03.26	Reviewed and recommended for payment.
	Motion:	To approve Eversource Invoice (Account #5168 818 0181) dated 06/03/2026 in the amount of \$11,497.06.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
II.	Eversource – Account #5171 960 1130 – 06.15.26 \$172.27	REMOVED FROM THE AGENDA. Not ready for review; to be carried to a future meeting.
III-IV.	Jones Lang LaSalle Americas, Inc – Invoices #USPDS187528 and #USPDS187527	Contractual invoices reviewed by the Acting Chair and the Secretary. Invoice #USPDS187528 in the amount of \$46,764.00 is the project management fee for June 2026; Invoice #USPDS187527 in the amount of \$6,062.00 is the Amendment No. 3 fee for June 2026.
	Motion:	To approve JLL Invoice #USPDS187528 dated 06/30/2026 in the amount of \$46,764.00 and JLL Invoice #USPDS187527 dated 06/30/2026 in the amount of \$6,062.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Unanimously approved without objection, 6-0-0 Absent: Caspi, Turner, Rossetti
V.	Raptor Technologies LLC – Invoice #INV254356 – 03.31.26 \$1,525.00	REMOVED FROM THE AGENDA. Not ready for review; to be carried to a future meeting.
VI.	Turner Construction Company – Pay Application #28 – 07.01.26	JLL confirmed for the record that the application was reviewed, discussed, and approved from the pencil application through to the final with the professional team, comprising SLAM, JLL, and Turner. A roll call vote was taken, consistent with the Committee's practice for Charter invoices.
	Motion:	To approve Turner Construction Company Pay Application #28 dated 07/01/2026 in the amount of \$3,860,445.50.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Roll Call Vote:	Unanimously approved, 5-0-0 Not voting: Klair (temporarily unavailable at the call) Absent: Caspi, Turner, Rossetti Roll call: Fisher: Yes; Cowie: Yes; Chaney: Yes; Poccia: Yes; Kilgallen: Yes
12.00	Professional Team Update	
I.	Approval Letters (AL) – Discussion & Possible Vote	See sub-items A–E.
A.	AL-035-R2 – Additional Professional Staff \$130,132.00	Funded by GMP buyout savings. The letter has been revised and the amount reduced following discussion between Turner and the officers, including a 20% reduction in one individual's time, which Turner granted and which is reflected in the approval letter. The Committee noted that receiving invoices for work already performed, without prior authorization, is not typical, and that this has been vetted and worked through.
	Motion:	To approve AL-035-R2 for Additional Professional Staff in the amount of \$130,132.00.
	Moved by:	Ms. Steph Cowie
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
B.	AL-049-R1 – Remove & Dispose Miscellaneous FF&E Throughout Existing Building \$20,000.00	Funded by GMP allowances. Previously discussed by the Committee; reviewed by the professional team and deemed acceptable to bring forward for approval.
	Motion:	To approve AL-049-R1 for Remove & Dispose of Miscellaneous FF&E Throughout the Existing Building in the amount of \$20,000.00.
	Moved by:	Mr. Todd Klair
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 6-0-0 Absent: Caspi, Turner, Rossetti
C.	AL-050-R0 – Final Cleaning Award Buyout Delta \$95,160.00	Funded by GMP buyout savings and construction contingency. No questions were raised.
	Motion:	To approve AL-050-R0 for the Final Cleaning Award Buyout Delta in the amount of \$95,160.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
D.	AL-051-R0 – Moisture Mitigation Under Gymnasium Wood Flooring \$39,000.00	Funded by GMP allowances. The mitigation consists of a paper barrier installed between layers to address moisture occurring naturally in the concrete slab. The work has already been performed and the floor is installed; this approval letter formalizes the expenditure against the allowance. The Committee confirmed the condition is naturally occurring and unrelated to the timing of permanent power and HVAC.

		Motion:	To approve AL-051-R0 for Moisture Mitigation Under the Gymnasium Wood Flooring in the amount of \$39,000.00.
		Moved by:	Mr. Peter Sampanaro
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
E.	AL-052-R0 – Rock Removal Allowance Expenditure \$3,459.69		Funded by GMP allowances.
		Motion:	To approve AL-052-R0 for the Rock Removal Allowance Expenditure in the amount of \$3,459.69.
		Moved by:	Ms. Steph Cowie
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
II.	Change Orders (COR) – Discussion & Possible Vote		See sub-items A–F.
A.	COR-041-R1 – PR-028 – Owner Requested Pavers at Interior Courtyards \$38,663.15		The agenda carried this item as STBD; the value was confirmed at \$38,663.15, funded by Owner Contingency. The Committee previously approved the scope as an alternate; the change order is now before it.
		Motion:	To approve COR-041-R1 (PR-028 – Owner Requested Pavers at Interior Courtyards) in the amount of \$38,663.15.
		Moved by:	Ms. Steph Cowie
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Turner, Rossetti
B.	COR-042-R1 – PR-033 Temporary Fire Suppression System – Revised Dates of Substantial Completion 08/21/26 \$0.00		Formalizes the revision of the substantial completion dates previously discussed by the Committee. This change order is a predicate for the action taken under Item 13.
		Motion:	To approve COR-042-R1 (PR-033 – Temporary Fire Suppression System, Revised Dates of Substantial Completion 08/21/26) in the amount of \$0.00.
		Moved by:	Mr. Harry Fisher
		Seconded by:	Mr. Peter Sampanaro
		Roll Call Vote:	Unanimously approved, 5-0-0 Absent: Caspi, Turner, Rossetti; Chaney disconnected at the time of the vote Roll call: Fisher: Yes; Cowie: Yes; Klair: Yes; Poccia: Yes; Kilgallen: Yes
C.	COR-047-R0 – PR-032 – Owner Requested Kitchen Modifications \$15,534.41		Funded by Owner Contingency. Covers the cost of water required for kitchen operations.
		Motion:	To approve COR-047-R0 (PR-032 – Owner Requested Kitchen Modifications) in the amount of \$15,534.41.
		Moved by:	Mr. Peter Sampanaro
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 5-0-0 Absent: Caspi, Turner, Rossetti; Chaney disconnected
D.	COR-048-R0 – Owner Requested Ophthalmoscope Kit Credit (\$1,765.44)		A credit to the Owner.
		Motion:	To approve COR-048-R0 (Owner Requested Ophthalmoscope Kit Credit) in the credit amount of \$1,765.44.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 5-0-0 Absent: Caspi, Turner, Rossetti; Chaney disconnected
E.	COR-049-R0 – Project Alternate #10 – Remove & Dispose PCBs Greater than 50 PPM as Bulk Product Waste \$1,084,000.00 – Response Provided 07/01		NOT TAKEN UP. No action was required. As reported under Item 8, testing at the existing school returned no adverse materials, producing a savings of approximately \$1,000,000.
F.	COR-050-R0 – Project Alternate #11 – Remove & Dispose PCBs Less than 50 PPM as CTDEEP Regulated Waste \$830,000.00 – Response Provided 07/01		NOT TAKEN UP. See Item 12.II.E above.
III.	Overall Status & Budget Risks		DEFERRED. The Acting Chair set this item aside in order to complete the action items before quorum was lost; it was not reached before adjournment.
IV.	State School Construction Grant Reimbursement Request #4 – (Nov 2025 – Jan 2026)		No update since last meeting.
13.00	Discussion & Possible Vote Notice of Change – Early Completion Incentive for the Construction Manager (added by motion during meeting)		Background: the incentive was discussed at the July 1, 2026 special meeting. Between that meeting and this one, the Acting Chair and Secretary, together with JLL, held discussions with outside counsel on next steps. As an Owner-initiated change order, the contract requires the use of AIA Form G701; SLAM will be asked to prepare it given its AIA licensing. The terms were reviewed with Tim Klepps (Turner) on Thursday, July 2, 2026. Joe Phelan (Turner) confirmed he had no comment provided the written terms match what was discussed, and asked whether premium time is included. The Acting Chair confirmed the incentive is separate from and in addition to any premium time carried within the GMP, and that rough order of magnitude estimates for the Saturday and Sunday work are still outstanding. Mr. Klair observed that approving the incentive effectively commits the Committee to approving related overtime that Turner brings forward. The Acting Chair confirmed the project is already on a six-day schedule other than the temporary fire pump work, which is currently on a five-day schedule, and that the accelerated schedule requires the additional overtime estimated by Mr. Klepps at approximately \$40,000 at the July 1, 2026 meeting.
		Motion:	That the CMSBC: (1) Initiate a change order which contains an early completion incentive for the Construction Manager if a Temporary Certificate of Occupancy is issued prior to August 21, 2026, namely, if Substantial Completion is achieved in advance of the Revised Substantial Completion Date, the Owner agrees to pay the Construction Manager an early completion incentive in accordance with the following: A. If the Construction Manager achieves Substantial Completion on or before August 11, 2026, the Owner shall pay the Construction Manager an incentive payment in the amount of Seventy-Five Thousand Dollars (\$75,000.00). B. If the Construction Manager achieves Substantial Completion after August 11, 2026, but prior to August 21, 2026, the Owner shall pay the Construction Manager an incentive payment in the amount of Six Thousand Dollars (\$6,000.00) per calendar day for each day by which Substantial Completion precedes the Revised Substantial Completion Date of August 21, 2026. C. If the Construction Manager achieves Substantial Completion on or after August 21, 2026, no incentive payment shall be due or payable; and (2) Authorize the execution of this change order for signature by a CMSBC Officer (i.e., Rossetti, Kilgallen, or Poccia).
		Moved by:	Mr. Harry Fisher
		Seconded by:	Ms. Steph Cowie
		Roll Call Vote:	Unanimously approved, 5-0-0 Absent: Caspi, Turner, Rossetti; Chaney was disconnected at the time of the vote Roll call: Fisher: Yes; Cowie: Yes; Klair: Yes; Poccia: Yes; Kilgallen: Yes
14.00	Construction & Schedule Update (Turner Construction)		
I.	Site Safety		Turner reported no safety incidents since the last CMSBC meeting. A total of 765 workers have been through orientation to date. The average workforce is now approximately 87 and declining as the project moves into the punch list phase, with a possible short-term increase as demolition begins.
II.	Project Schedule – Schedule Risks		See sub-items A–F.
A.	Full Demolition Permit		Status as reported under Item 9.I.A.i. Turner will submit a request to the Town for approval to work Sunday, July 12, 2026 as a work day in support of the accelerated schedule; no Committee vote is required. The Acting Chair confirmed for the benefit of the neighborhood liaison that only the single Sunday is involved.
B.	Temporary Fire Pump Solution		Turner will respond to the Fire Marshal today regarding the information transmitted July 2, 2026. The Building Department appears satisfied with the sizing information provided by SLAM, which should complete that approval.
C.	Permanent Pumphouse		The first components, the risers, arrive Thursday, July 9, 2026, with the permanent tanks arriving Friday, July 10, 2026. Excavation is underway, the first hole is complete, and shoring is in place. Turner indicated the delivery timing is close to a day-for-day schedule impact, but that it is already reflected in the most recent schedule issued to the Committee.
D.	Conditions of Permit Status (P&Z / DOB)		Turner reported the project is on track based on information provided to the Building Department to date, and that the department confirmed acceptance of the binder previously provided. Letters from the design team and the special inspector will be required as work completes; a coordination meeting is being arranged for Thursday, July 9, 2026.
E.	MEP Commissioning / Turnover / Training		Turner met with Colliers last week and reviewed facility grid status; pre-installation checklists are being completed and tracking well. Colliers will report to the Committee on commissioning status at the July 21, 2026 meeting.
F.	Next Target Milestones (MEP Startups, Pump House, AHU Inspections, Demolition Start 07/07/26)		The rooftop units have all been started up. The chillers and the generator are next, with generator startup scheduled for Wednesday, July 8, 2026, contingent on installation and inspection of the gas meter. Demolition of the existing school commenced with the media center.
III.	Utilities – Initial MEP Startup (Original: 3/03/26; Revs 3/15, 3/31, 4/13, 4/30, 5/18, 5/26)		See sub-items A–F.
A.	Permanent Power Electrical – Energization of Building Status		The building is energized. All panels are energized other than the two panels serving the EV chargers, which remain subject to discussion regarding panel sizing.
B.	Gas – CNG / Turner SOW Status		The gas meter installation has now been scheduled three times and was again expected today. Gas piping inside the building is planned for inspection and readiness on Thursday, July 9, 2026. Failure to obtain the meter would potentially impact generator startup and require rescheduling.
C.	Water – Aquarion / Turner SOW Status (05/21)		Domestic water is to the building and all systems have been energized with water, including the chilled water and hot water systems. Hot water remains dependent on gas, as the boilers and heaters run off gas. The fire protection system water supply remains outstanding.
D.	MEP Generator Delivery Startup & Commissioning (05/27)		Generator startup is scheduled for Wednesday, July 8, 2026 and is dependent on installation and inspection of the gas meter.
E.	Internet / Network – Verizon / Crown Castle (Status)		Turner is awaiting Verizon to confirm attendance on site to activate the fiber. Tony Tripodi has followed up. Service was originally anticipated the week of July 6, 2026 and is now expected this week or next, after which access to the room can begin.
F.	IDF – Room Readiness (Status)		The split system units are up and running, currently operating in hand rather than on controls, which will not be fully operational until internet service is live. The units will now be left running through the day, with temperatures set back in the evening. UPS installation is to be reviewed on site today.

IV.	Two-Week Look Ahead	Building work is essentially complete and in the punch list phase. Gym line striping is underway with the final seal to follow; auditorium seating is on site and being installed, along with completion of the front of the stage. Security items and work-to-complete items are ongoing, with the punch list walk continuing today and Thursday. On site, curbs for the parent drop-off turnaround are being set this week, with the landscape architect to attend for approvals. Demolition of the existing school, beginning with the media center, is the major activity. The campus is now fully fenced; gates will be locked after the morning workforce arrives, with site access through Gate A on the construction side. Turner noted that camp drop-offs mistakenly arrived at the site this morning, and it was suggested that signage be posted or a communication issued reminding families that the camp is not at CMS this year. Nine courses remain on the eastern portion of the retaining wall, approximately four to five working days of work. Sidewalks and plantings are the remaining site items. Principal Healy will visit the site today to select the orientation of the cougar stencil at the center of the gym floor.
15.00	Committee / Working Group Reports	
I.	Regulatory Working Group (RWG)	Nothing to report.
II.	Communications Working Group (CWG)	No meeting has been held; the summer edition of the newsletter has been issued.
III.	Design Review Committee (DRC)	Ms. Poccia confirmed all open items were addressed under Item 10.
16.00	New Business	
I.	Agenda Deadline	Acting Chair Kilgallen reminded all professionals that the agenda is locked down each Wednesday. Because of summer schedules, the goal is to publish the agenda on Thursday mornings, out of respect for those assisting with that work.
II.	Grand Opening Update	Mr. Yeskey asked whether an update on the opening was expected. The Acting Chair confirmed the item was deferred to the July 21, 2026 meeting because Mr. Supranowitz was unable to join, and that a schedule document exists which will be shared with the working group. The Acting Chair noted the need to ensure reserved seating for Building Committee members in the run of show.
17.00	Next CMSBC Meeting	Tuesday, July 21, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid)
18.00	Adjourn	A motion to adjourn was made by Mr. Peter Sampanaro and seconded by Mr. Harry Fisher. The meeting was adjourned at 9:06 a.m.
	Motion:	To adjourn the meeting.
	Moved by:	Mr. Peter Sampanaro
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved without objection, 6-0-0 Absent: Caspi, Turner, Rossetti
 FINAL Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		