

Central Middle School Building Committee Meeting Minutes			
MEETING DETAILS			
Meeting Number	26-016		
Purpose	Regular Meeting		
Meeting Date	7/21/26		
Meeting Time	8:00 AM		
Location	Mazza Room, Greenwich 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		Present – Virtual
Bob Chaney	BOE Rep, DRC Member		Present – Virtual
Joshua Caspi			Present – Virtual
Todd Klair			Present – Virtual
Stephanie Cowie			Present – Virtual
Name	Ex-Officio Members		Attendance
Peter Sampanaro	RTM Rep		Present – In person
Dennis Yeskey	P&Z		Absent
Dan Watson	GPS		Absent
Ben Branyan	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			Present – Virtual
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	Absent
Tamara Rivera	JLL	Project Manager	Present – Virtual
Don Bucci	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Absent
Kemp Morhardt	SLAM	Principal	Absent
Stephen Martocchio	SLAM	Associate Principal	Present – Virtual
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
Dr. Toni Jones	GPS	Superintendent of Schools	Present – Virtual
Jonathan Supranowitz	GPS	Director of Communications & Board of Education Liaison	Present – Virtual
Agenda Item	Topic	Description	
1.00	Call to Order	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. Eight (8) voting members were present at the call to order; Mr. Klair joined at approximately 8:34 a.m., bringing the total to nine (9). The Secretary noted that Dan Watson (GPS) retired effective July 17, 2026, and that Ben Branyan is attending in his stead; Mr. Branyan was promoted to panelist. The meeting was recorded.	
2.00	Housekeeping / Adjustments	No housekeeping items or adjustments were raised.	
3.00	Approval of Minutes (2026 – 06/23, 07/01, 07/07)	Ms. Kilgallen recommended deferring the July 1 and July 7, 2026 minutes, as the drafts had not been circulated to the Committee; drafts are publicly posted. Only the June 23, 2026 minutes were taken up. The July 1 and July 7, 2026 minutes are DEFERRED.	
		Motion: To approve the minutes of the June 23, 2026 CMSBC Meeting.	
		Moved by: Mr. Harry Fisher	
		Seconded by: Mr. Bob Chaney	
		Vote: Unanimously approved by unanimous consent, 9-0-0	
4.00	Grand Opening Plans (Supranowitz / Healy)	Jonathan Supranowitz reported he has shared a document with tentative plans: a 30-minute ceremony on Monday, August 24, 2026 at 11:00 a.m. in front of the building, with multiple speakers, a minute-by-minute run of show, an invitee list still to be determined and open to Committee additions, and a list of ceremony responsibilities not yet assigned. Students would not attend; the ceremony would be for teachers. Ms. Kilgallen said the school is ultimately for the children and suggested bifurcating the event: a short, student-centered ribbon cutting, possibly in the gymnasium, with the formal remarks by dignitaries held on a weekend so the wider community can attend, which would also address security and tour considerations. Principal Healy noted the logistical constraints of including students - sixth graders start on the Thursday and seventh and eighth graders on the Friday, approximately 500 students in total, and uncertainty as to what the front circle will look like with construction ongoing - and confirmed that he and Mr. Supranowitz had originally envisioned a more in-house event with the PTA on those first days, which he believes aligns with Ms. Kilgallen's suggestion. Mr. Turner recommended a short-term working group be convened to return to the Committee with a recommendation, and volunteered to serve. Chairman Rossetti noted the existing Grand Opening subcommittee (Mr. Yeskey, Principal Healy, and Mr. Sampanaro) and invited Mr. Turner to join it. Ms. Kilgallen will provide Mr. Supranowitz with the working group membership so that all are copied on correspondence. NO ACTION TAKEN.	
5.00	Demolition, Blasting (Rock Outcrop), and Reminder of Sewer Work Road Closure Information to Community		
I.	Demolition Update & Permit	Joe Phelan (Turner) reported the media center has been demolished. Turner is updating the next demolition permit to add portions of the gymnasium, following the same approach used for the media center. See also Item 11.I.A.i and Item 15.II.A.	
II.	Blasting (Rock Outcrop) – Permitting Requirements	Turner reported the blaster mobilizes early next week, with the Fire Marshal expected on site around Tuesday, July 28, 2026, and blasting of the rock outcropping in front of the building anticipated to begin Wednesday, July 29, 2026. Ms. Cowie suggested the Communications Working Group issue a notice to neighbors. Ms. Kilgallen noted for the public that the pre-blast surveys for Phase 1 and Phase 2 were completed prior to the Phase 1 blasting; that once the schedule is known with specificity it is distributed to emergency services; that blasting occurs between 9:00 a.m. and 4:00 p.m.; and that pre-blast air horns are sounded. She offered to ask local radio to announce the dates once known. Fire Marshal Dawson advised that this was the first he had heard of blasting next week, that no permit has been issued, and that no plan has been submitted to his office. A new blasting permit is required and must follow the Town of Greenwich blasting policy, posted on the Fire Department website or the work cannot proceed. The prior pre-blast surveys must be re-forwarded by HSI with the new application. Mr. Dawson clarified that the state-required horn sequence is for occupants on the premises at the time of the blast, not for surrounding neighbors. Under the revised policy, adopted in response to complaints, he personally conducts and photographs a pre-blast survey of every site, attends after blasting operations and is present for one or two shots, and monitors readings against the 2.0 state limit, shutting the project down and requiring a resubmitted plan if that limit is reached. HSI provides him the monitoring numbers for every shot. The site plan, blasting area, and vibration monitor locations providing coverage north, south, east, and west of the blast location must all be submitted before a permit is granted. The blaster remains D'Ambrosio, who is familiar with the policy. Mr. Phelan will confirm the status of the vibration monitoring plan. Ms. Kilgallen located the policy on the Town website, dated February 3, 2026, and sent it during the meeting to JLL for distribution, copying Mr. Dawson. Ms. Kilgallen also asked for clarification from the blasting contractor on the call list for neighbors who signed up to receive advance telephone notice, as was done at New Lebanon. Chairman Rossetti directed that Turner complete the permitting and applications before any notice is issued to neighbors.	
III.	Sewer Work Road Closure – Community Notification	Neighborhood Liaison Ms. Rudolph reported neighbor questions regarding the excavation on Indian Rock Lane, which neighbors understood was to have started. Mr. Phelan reported Grasso was on site today laying out the work, which will start at the end of this week into next week, with the Orchard Street work starting Monday.	
6.00	Neighborhood Correspondence		
I.	Sidewalk, Crosswalk, & Mailbox Relocation (215 & 219 Orchard St)	JLL communicated with the neighbors at 215 and 219 Orchard Street regarding installation of the sidewalk and relocation of one of their mailboxes. The work is expected to conclude beginning Monday.	

7.00	Publication Status 16th Quarterly Progress Report to the Representative Town Meeting	The 16th Quarterly Progress Report was published on Wednesday, July 15, 2026. Thanks were extended to those who contributed to preparing and issuing it. The rotation for the next report will be confirmed against the Committee's list.
8.00	Colliers Commissioning Report – Current Status	Ravi Chavan (Colliers), the project's MEP commissioning agent, reported: 20 site visits have been conducted to date reviewing pre-construction mock-ups and installation, with commissioning issues recorded in Facility Grid and field reports provided to the construction team and JLL. Sixty-eight (68) commissioning issues have been identified during the installation phase, of which 53 are closed and 15 remain in progress. Commissioning meetings were increased from monthly to bi-weekly as construction progressed. Of 533 installation checklists issued, 98% are complete; the remaining 2% relate to electrical panels not yet installed. On the building envelope, 18 performance tests have been conducted with approximately 99% of test reports available. Prerequisites for functional performance testing; more than 75% of startup reports are complete, testing and balancing is in progress with the final report expected early next week, and controls programming is complete with integration ongoing. Functional testing will begin next week with the electrical and plumbing systems, followed by mechanical equipment testing covering more than 400 individual pieces of equipment. Forty percent (40%) of O&M and warranty documentation has been submitted, with 75% of the document complete and available for review. The final commissioning report is tracking to mid-to-late September 2026, with deferred / opposite-season testing in January 2027 and warranty review in April or May 2027. Asked how the schedule fits the August 11, 2026 occupancy and TCO target, Mr. Chavan expressed confidence that the room-by-room and mechanical space testing will be completed before occupancy, and that any lingering items would be minor programming or graphics issues that should not disrupt occupants. He noted the commissioning report is not itself a prerequisite for the TCO.
9.00	Owner Architect Contractor (OAC) – Report	The OAC meeting was held July 20, 2026; its content is reflected throughout this agenda. Separately, a meeting was held July 20, 2026 at approximately 11:30 a.m. with SLAM, the Building Department, the Fire Marshal, JLL, Turner, and a few Committee members regarding occupancy dates, inspections, and TCO requirements. The meeting was described as positive and productive, with the group outlining the expectations and activities required over the next two to three weeks to reach the August 11, 2026 occupancy and TCO.
10.00	Financial Working Group (FWG) – Report	The Financial Working Group did not meet as planned last week due to cancellation by JLL. It will meet this Thursday, July 23, 2026. Mr. Fisher reported to the BET the prior evening on the favorable results of the hazardous materials testing at the existing school.
11.00	Building Department & Fire Department Update	
I.	Project Schedule – Substantial Completion 08/21 (Actual) Temp Fire Pump 08/11 (Tentatively Accelerated) – Pump House October 2026 (Tentative)	Following the July 20, 2026 meeting with the Authorities Having Jurisdiction (AHJs), the sequence to the Temporary Certificate of Occupancy is: final walkthrough August 3, 2026; temporary fire pump inspections August 5 through August 11, 2026; and target TCO August 11, 2026, which allows teachers to begin move-in and classroom setup. Fire lane work follows, targeted for August 17, 2026.
A.	Permit, Occupancy & Inspection – AHJ Approvals	Fire Marshal Dawson has contacted five marshals who will attend the August 3, 2026 final walkthrough and has provided Turner a short list of what will be reviewed, with a longer list to follow so there are no surprises. Ms. Kilgallen asked that JLL be copied on all correspondence sent to Turner. Turner is keeping the inspection binder and supporting documentation current as it is received rather than submitting everything at the end. It was noted for the public and the Committee that hundreds of trade inspections have already been performed and continue, and that the early-August activity is not the whole of the inspection process. Mr. Vallerie requested a simplified, bulleted schedule of events (final walkthrough, fire pump commissioning, TCO issuance, demolition start); JLL committed to issuing it the same day, copying the Committee.
i.	Demolition Permit Request – Disconnect Request for Existing Building (Status)	The Eversource disconnect of the existing school has been scheduled, which is the principal item holding the full demolition permit, together with changes requested for Aquarion and sign-off from the Sewer Department. (The disconnect date was referenced during the meeting as both August 3 and August 5, 2026 - to be confirmed.) In the interim, and consistent with the discussion with the Town on July 20, the existing permit will be amended to add the gymnasium, as was done for the media center; Turner is assembling the required subcontractor documentation.
ii.	TCO AHJ Inspection: 08/05 – 08/11 (Tentatively Accelerated) 08/07 – 08/21 (Actual)	Mr. Phelan clarified that August 3, 2026 is the final walkthrough for the TCO and that August 5 through August 11, 2026 are the dates for the temporary fire pump inspections. Mr. Vallerie asked whether the inspection could be advanced; Mr. Phelan indicated pulling it to August 3 would be the best case. Chairman Rossetti directed that the third-party inspector be kept in line if acceleration is pursued.
iii.	Building Occupancy & Move Material Timeline	See Item 12.VI. Move activities are teed up to begin August 12, 2026, contingent on the August 11, 2026 TCO.
iv.	CT DEEP Permit	No update available. JLL will obtain a status this week.
v.	State Elevator Permit	The elevator inspection is scheduled for July 30, 2026.
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.	Building Department / Fire Marshal Review (FM Comments Received 06/27) – SLAM (07/02)	Open items were discussed at the July 20, 2026 meeting and additional information requested by the Fire Marshal and the Building Department is being provided. Drawings have been submitted and comments are awaited. Fire Marshal Dawson confirmed he has all of the documents, is in the process of reviewing them, and that the submission mirrors what was previously reviewed and is in good shape. The routing sheet awaits the Fire Marshal's sign-off; once the permit amendment is issued, the electrical and plumbing subcontractors, who have been instructed to be prepared, will file their trade amendments.
i.	TCO / Temp Fire Pump – Open Items & Confirmation Update (Meeting Held 07/20)	Covered above and under Item 9.
ii.	Procurement & Delivery Status of Temp Fire Pump and Tanks – Status	The temporary pump and the tanks are on site and the installation is approximately half piped, representing significant progress. Fire Marshal Dawson will view the installation on the July 22, 2026 walk.
iii.	Temp Fire Pump and Tanks Shop Drawing / Submittals (PR-033) – Status	Covered under sub-item B above.
12.00	Design Items – Discussion	
I.	Auditorium Completion	Mr. Phelan reported all seats have been installed and the theatrical lighting is installed. The stage is installed. Remaining SLAM punch list items relating to millwork and flooring will be addressed once the permanent systems are operational; the chillers have been started up. The auditorium is essentially ready for punch list.
II.	Mortar Color Review Status	SLAM has commented on the mortar color, particularly in the knuckle area, and has clearly rejected the color in that specific location. Turner and its subcontractor explored remediation by cleaning, which has not worked, and there is a difference of opinion as to the acceptable tolerance for color variation across sections of the stone facade. SLAM is on site today to review this along with other questions. SLAM has been asked to identify the areas it considers unacceptable, and a small group of Committee members will walk the site to observe and provide feedback on a path forward. Ms. Poccia volunteered and will coordinate scheduling with JLL, ideally with Mr. Martocchio present; the Committee is seeking to complete the walk before the next meeting, noting Ms. Poccia is on vacation as of August 7, 2026. JLL will canvass the rest of the Committee for additional participants.
III.	Fence Submittal Status (Item 365)	Shop drawings have not been received. Turner is pushing Grasso for the shops and for a temporary solution drawing so that all parties share the same understanding. The fencing at the curved radius of the mechanical yard will not be available for TCO, and a substitute fencing product is being sought for that area.
IV.	Landscape Planters Status – Turner	The rejected planters are scheduled for pickup Wednesday, July 22, 2026. The vendor has improved the lead time for the replacements from eight (8) weeks to six (6), which should allow delivery before school starts and permit installation to be worked around the bus schedule. Ms. Kilgallen reported the tree vendor has confirmed it has no concerns regarding the health of the six (6) trees while the correctly colored planters are fabricated.
V.	FF&E Installation Status	Tamara Rivera reported furniture delivery and installation continue through the end of the month. Second-floor furniture is primarily installed, with chairs arriving at the tail end toward month's end. The AV installer remobilized today to complete AV installations on the second floor and to begin the first floor.
VI.	Move Management (pending TCO)	Contingent on the TCO on August 11, 2026, move activities are teed up to begin August 12, 2026. Woodshop equipment and innovative technology and 3D printing equipment will be brought in next week in advance of inspections.
13.00	Invoices – Discussion & Possible Vote	
I.	Colliers Project Leaders USA NE, LLC – Invoice #0001192662 – 06.30.26	Commissioning agent services. The Committee thanked Mr. Chavan and the Colliers team.
	Motion:	To approve Colliers Project Leaders USA NE, LLC Invoice #0001192662 dated 06/30/2026 in the amount of \$9,796.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Bob Chaney
	Vote:	Unanimously approved by unanimous consent, 9-0-0
II.	RnB Enterprises – Invoice #73001A – 06.01.26	Equipment only, no labor. Reviewed, accepted, and recommended for approval by the Owner's AV consultant. Within the contract value.
	Motion:	To approve RnB Enterprises Invoice #73001A dated 06/01/2026 in the amount of \$529,746.49.
	Moved by:	Mr. Peter Sampanaro
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by unanimous consent, 9-0-0
III-IV.	Robert H. Lord Company – Invoices #36376-D1 and #70501INV4	Furniture invoices reviewed, accepted, and recommended for approval by the furniture consultant, with sign-off attached to each invoice. Both are within contract.
	Motion:	To approve Robert H. Lord Company Invoice #36376-D1 dated 07/09/2026 in the amount of \$250,921.50 and Invoice #70501INV4 dated 06/02/2026 in the amount of \$188,474.34.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Bob Chaney
	Vote:	Unanimously approved by unanimous consent, 9-0-0
V.	Shipman & Goodwin LLP – Invoice #687185 – 07.15.26	Chairman Rossetti reported he reviewed the invoice, that it consists largely of email and correspondence between him and the Committee's attorney, and that he found it appropriate and recommended approval.
	Motion:	To approve Shipman & Goodwin LLP Invoice #687185 dated 07/15/2026 in the amount of \$1,184.50.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by unanimous consent, 9-0-0
VI-VII.	The S/L/A/M Collaborative, Inc. – Invoices #1036303 and #1036304	Contract administration charges, consistent with prior months and per contract; reviewed by JLL.

		Motion:	To approve The S/L/A/M Collaborative, Inc. Invoice #1036303 dated 07/06/2026 in the amount of \$52,130.46 and Invoice #1036304 dated 07/06/2026 in the amount of \$3,936.00.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Mr. Bob Chaney
		Vote:	Unanimously approved by unanimous consent, 9-0-0
14.00	Professional Team Update		
I.	Notice of Change (NOC) – Discussion & Possible Vote		See sub-items A and B.
	A. NOC-023-R0 – PR-034 – RFI-475 Additional Trees – Demolish/Remove 11 Existing & Furnish/Plant 11 Replacement Trees \$32,336.54		At the fire lane above the retaining wall, additional rock was cut back and 11 existing trees were removed. This covers furnishing and planting 11 replacement trees within Phase 1. In response to Ms. Kilgallen, JLL confirmed the additional rock removal arises from the CCD issued for the VersaLok wall on the west side and is not related to the permanent tank requirement. The item will be converted to a change order.
		Motion:	To approve NOC-023-R0 (PR-034, RFI-475 – Additional Trees) in the amount of \$32,336.54.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Ms. Steph Cowie
		Vote:	Unanimously approved by unanimous consent, 9-0-0
	B. NOC-024-R0 – PR-035 – Wood Shop Lighting Modifications – Add 2 Fixture Rows & Reprogram Existing A18 Fixtures to 500 Lumens/Ft \$22,301.06		Comments and concerns were raised regarding light levels in the wood shop as installed. The room has a black painted ceiling with little reflectivity, making the space dim for a workspace. SLAM proposes adding supplemental linear fixtures and adjusting the existing lighting. This is a notice of change and not a firm number; it will be converted to a change order. Ms. Kilgallen asked that lighting verification be performed after installation to confirm the foot-candle levels are achieved; JLL will review with CES and the electrical contractor through Turner and will ask the Colliers, the Commissioning Agent to take light meter readings.
		Motion:	To approve NOC-024-R0 (PR-035 – Wood Shop Lighting Modifications) in the amount of \$22,301.06.
		Moved by:	Ms. Steph Cowie
		Seconded by:	Mr. Bob Chaney
		Vote:	Unanimously approved by unanimous consent, 9-0-0
II.	Change Orders (COR) – Discussion & Possible Vote		See sub-items A–E.
	A. Langan – Proposal for Hazardous Building Materials Survey and Abatement Project Monitoring Services (Phase 2) \$208,827.00		Langan's original contract is based on a state contract providing unit pricing, and this scope was not part of its original proposal. The proposal covers Phase 2 abatement and monitoring during demolition of the existing school, from the start of demolition through completion of abatement. The goal is to complete abatement before students occupy the new building; the amount is a not-to-exceed figure billed hourly, priced in line with the state contract, and includes additional monitoring duration should the work extend into student occupancy given the proximity of the existing structure to the new building. The final cost is expected to come in under the not-to-exceed amount, and Langan will notify the Committee in advance if it appears the amount will be exceeded.
		Motion:	To approve the Langan proposal for Hazardous Building Materials Survey and Abatement Project Monitoring Services (Phase 2) in the not-to-exceed amount of \$208,827.00.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Mr. Todd Klair
		Vote:	Unanimously approved by unanimous consent, 9-0-0
	B. The S/L/A/M Collaborative, Inc. – ASP-11 (Ph-68 Temp Fire Pump Inspection) – 07.17.26 \$22,000.00		ASP-11 covers the independent third-party inspector required by the letter from the Building Department and Fire Marshal to inspect the temporary fire pump installation against the drawings and specifications and to provide a stamped letter confirming it meets the applicable NFPA requirements. The amount includes a \$2,500 SLAM pass-through fee for administering the contract. Ms. Kilgallen asked that this be added to the tracking log of out-of-scope work added to the project.
		Motion:	To approve The S/L/A/M Collaborative, Inc. ASP-11 (Ph-68 Temporary Fire Pump Inspection) dated 07/17/2026 in the amount of \$22,000.00.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Mr. Bob Chaney
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Initially announced as 7-0 and corrected during the meeting due to the absence/departures of Mr. Caspi, Mr. Klair, and Mr. Turner
	C. RnB Enterprises – Quote #28888 – 06.08.26 – Classroom Audio/Network Rewire from Plenum Enclosures to Smartboards \$16,870.32		A design coordination miss: the original design called for power behind the plenum enclosures, but the electrical drawings did not show above-ceiling power, and when the vendors went to install there was not adequate power available. Rather than add power to each classroom, which would have been more costly, the installation pivots to locating the device behind the smartboards. JLL and Ms. Rivera confirmed there is no difference in material, functionality, or what is delivered to the room - only the location of the device changes.
		Motion:	To approve RnB Enterprises Quote #28888 dated 06/08/2026 for the classroom audio / network rewire in the amount of \$16,870.32.
		Moved by:	Mr. Bob Chaney
		Seconded by:	Mr. Harry Fisher
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Klair, Turner
	D. Robert H. Lord Company – Quote #36505 – 06.01.26 – SPED Resource Furniture (Smith System Cascade Teacher Desk) \$1,494.88		Furniture for a new special education resource position added by Principal Healy, starting in September with the rest of the team. Ms. Kilgallen asked that this be tracked under school adds.
		Motion:	To approve Robert H. Lord Company Quote #36505 dated 06/01/2026 for SPED resource furniture in the amount of \$1,494.88.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Ms. Steph Cowie
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Klair, Turner
	E. Interscape – Quote #15PSX0041 – 06.01.26 – SPED Resource Furniture Supplement \$442.47		The chair accompanying the teacher desk under sub-item D for the same new special education resource position.
		Motion:	To approve Interscape Quote #15PSX0041 dated 06/01/2026 for the SPED resource furniture supplement in the amount of \$442.47.
		Moved by:	Ms. Clare Kilgallen
		Seconded by:	Ms. Steph Cowie
		Vote:	Unanimously approved by unanimous consent, 6-0-0 Absent: Caspi, Klair, Turner
III.	Overall Status & Budget Risks		The dashboard was included in the package circulated to the Committee. The schedule risks the team has been tracking, principally around the permanent and temporary fire pumps, have been substantially mitigated and the path to August 11, 2026 occupancy is established, leaving the schedule in a good position. Approved commitments to date total \$108,957,313.81. Invoiced to date is \$76,223,100.56, or 68.5% of commitments. Some larger exposures remain and will be reviewed with the Financial Working Group later this week; the Committee is aiming not to draw on the supplemental funding that was approved.
IV.	State School Construction Grant Reimbursement Request #4 – (Nov 2025 – Jan 2026)		No update; payment remains outstanding. The request was approved for payment on April 24, 2026 and has not been received. JLL followed up with Dr. Jones last week. The Committee will continue adding to the fifth submission until payment for Request #4 is confirmed. Mr. Branyan will follow up with the district, noting the state queue cannot be jumped. The Committee asked that the next submission be brought as current as possible so it is ready to file on receipt of payment.
15.00	Construction & Schedule Update (Turner Construction)		
I.	Site Safety		Turner reported no recordable incidents since the last CMSBC meeting. A total of 801 individuals have been through orientation. The average workforce has increased slightly with the demolition and landscape crews now on site.
II.	Project Schedule – Schedule Risks		See sub-items A–F.
	A. Full Demolition Permit		Turner will resubmit for a further partial demolition permit covering the gymnasium area so that selective demolition and abatement can continue while the Eversource disconnect for the full permit is awaited.
	B. Temporary Fire Pump Status		See Item 11.II. The pump and tanks are on site and approximately half piped.
	C. Permanent Pumphouse		The tanks have been delivered and are in the ground, and the piping connections are complete other than the final piece. Because the tanks shifted slightly as fabricated, a coring contractor will be on site tomorrow so the final connection can be made. Prefabrication of the enclosure is ongoing and is essentially complete other than the metal deck and roofing.
	D. Conditions of Permit Status (P&Z / DOB)		A conditions-of-permit meeting was held last week, and an on-site meeting with P&Z is scheduled for approximately July 24, 2026. At the July 20, 2026 meeting with the Building Department the team walked through the roughly 30 conditional permit items and the status of each, and Turner reported the parties are in lockstep on what is required and what has been provided to date.
	E. MEP Commissioning / Turnover / Training		Owner training is scheduled to begin in early August 2026 and a schedule has been circulated. Training will be recorded on video. Mr. Branyan confirmed the district's IT lead is the appropriate attendee and can bring in additional staff as needed. A question raised at the OAC as to whether the Town's risk assessment representative or the insurer needs to witness any inspections will be followed up by JLL.
	F. Next Target Milestones (MEP Startups, Pump House, AHJ Inspections, Demolition Start 07/08/26)		Walkthroughs with the Building Department are scheduled for Wednesday, July 22 and Thursday, July 23, 2026. Mr. Phelan clarified these are walkthroughs rather than inspections, intended to give the Building Official and his team a view of the building as a whole rather than the individual zones, and to surface any issues ahead of the August 3, 2026 walk. Mr. Vallerie noted more than 1,500 inspections have been performed on the building, that inspectors can become compartmentalized, and that this is the third or fourth whole-building walkthrough, which is typical practice.
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 (RFI-482)		The building is energized. One panel serving the EV chargers remains de-energized because the charging stations are not yet installed; it will be energized once they are. No concerns were raised.

B.	Gas – CNG / Turner SOW Status	Turner intends to purge the building today at 10:30 a.m., evacuating construction workers for approximately 20 minutes while the system is energized and purged. Gas will then be officially to the building, allowing boiler startup later this week.
C.	Hot Water – Aquarion / Turner SOW Status (05/21)	Dependent on the gas above. Once the boilers are started, the hot water systems will begin to come online, allowing the hot water inspections upstairs to be finalized.
D.	MEP Generator Delivery Startup & Commissioning (05/27)	Bill Leo (Turner) reported generator and ATS startup will take place between July 29 and July 30, 2026, followed by a load bank test on August 4, 2026. The manufacturer will be present for both the generator and the ATS startups. Mr. Vallerie asked that the itinerary also include the shutdown and the witnessing of the emergency equipment for the generator; JLL will add it to the list.
E.	Internet / Network – Verizon / Crown Castle (Status)	Verizon internet service is to the building; the network is not yet operational. JLL received a late update that the firewall has been installed and that the district's IT lead was adjusting the subnet, believed to be the issue; confirmation is awaited and JLL has a call and an email in. Ms. Kilgallen asked that it be noted for the district that the absence of network service is impacting the professional team's work. Mr. Branyan will escalate within the district.
F.	IDF – Room Readiness (Status)	The School District's IT lead is installing in the rooms, and a few approved power changes remain to be updated. Turner performed additional cleaning and Mr. Leo walked the MDF and IDF rooms with him yesterday, reporting he is satisfied with their status. A construction core key has been ordered, with an approximately two-week lead time due to the security level of the core.
IV.	Two-Week Look Ahead	The second floor is essentially complete with punch list items being finalized as FF&E moves in; the first floor punch list is ongoing with the punch team on site again today. The gymnasium requires final electrical connections and fin tube radiation at the window and is otherwise essentially wrapped up. Security camera installation continues throughout the building, principally on the first floor and outside. The major push is on site: the parent drop-off turnaround area, including the portion required in Phase 1, and the fire access lane area at the former media center. Street work on Orchard Street and Indian Rock Lane will occur in the next two weeks. In the Phase 2 area, now fenced off, tree removal within the existing school area is ongoing, blasting is to begin next week, and abatement and selective demolition in the gym area will proceed.
16.00	Committee / Working Group Reports	
I.	Regulatory Working Group (RWG)	Ms. Cowie reported the group met regarding permitting, ongoing scheduling, and sign-offs by Planning & Zoning, working through the required process and the conditions to be met. She believes the team is well positioned to execute for the August 11, 2026 date or earlier, and asked that the bulleted schedule of dates be shared with the Planning & Zoning contact as well as with Mr. Vallerie and Fire Marshal Dawson.
II.	Communications Working Group (CWG)	The group will determine whether further community communication is required regarding the blasting and will coordinate with Ms. Rudolph, who was thanked for her work distributing communications to neighbors. Separately, an email was received inquiring whether the air conditioning units in the existing building were made available; for the record, that equipment was offered through the surplus sale to other schools, to nonprofits, and to the general public. Ms. Kilgallen will respond to close the loop.
III.	Design Review Committee (DRC)	The mortar color site walk is to be scheduled. See Item 12.II.
17.00	New Business	None.
18.00	Next CMSBC Meeting	Tuesday, August 4, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid)
19.00	Adjourn	
	Motion:	To adjourn the meeting.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Bob Chaney
	Vote:	Unanimously approved by unanimous consent
		The meeting adjourned at 9:28 a.m.
 FINAL Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		