

Central Middle School Building Committee			
Meeting Minutes			
MEETING DETAILS			
Meeting Number	26-014		
Purpose	Special Meeting		
Meeting Date	7/1/26		
Meeting Time	8:00 AM		
Location	Gisborne Room, Greenwich Town Hall		
Name	Committee Members	Attendance	
Joe Rossetti	Chair, DRC Member	Present – Virtual	
Clare Kilgallen	Vice Chair; Communications Working Group Member, DRC Member	Present – In person	
Christina Poccia	Secretary, DRC Member	Present – Virtual	
Tony Turner		Present – Virtual	
Harry Fisher	BET Rep	Present – In person	
Bob Chaney	BOE Rep, DRC Member	Absent	
Joshua Caspi		Absent	
Todd Klair		Absent	
Stephanie Cowie		Present – Virtual	
Name	Ex-Officio Members	Attendance	
Peter Sampanaro	RTM Rep	Present – Virtual	
Dennis Yeskey	P&Z	Present – Virtual	
Dan Watson	GPS	Present – Virtual	
John Vallerie	DPW	Absent	
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Present – In person	
Thomas Healy	CMS Principal	Absent	
Name	Neighborhood Liaisons	Attendance	
Rachel Koven		Absent	
Susan Rudolph		Present – Virtual	
Warren Silver		Absent	
Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present – In person
Jose Cardoso	JLL	Senior Project Manager	Present – Virtual
John Munnick	JLL	Associate Project Manager	Absent
Tamara Rivera	JLL	Project Manager	Absent
Don Buccì	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	Absent
Peter Alfano	Turner Construction	Superintendent	Absent
Chris Chila	Turner Construction	Title TBD	Present – Virtual
Brian Nereson	Tighe & Bond	Principal Engineer	Absent
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 Special Meeting of the Central Middle School Building Committee to order at approximately 8:03 a.m. and led the Pledge of Allegiance. Secretary Christina Poccia called the roll. Chairman Rossetti joined by telephone at approximately 8:05 a.m., bringing the number of voting members present to six (6). Members were asked to keep cameras on for the duration of the meeting and to announce their departure verbally so that quorum could be confirmed. Fire Marshal Dawson and Building Official Vallerie were unable to attend and will be sent the recording.	
2.00	Housekeeping / Adjustments		
I.	No Housekeeping Items No Adjustments	Acting Chair Kilgallen reported no housekeeping items and noted that adjustments cannot be made to the agenda of a special meeting; the agenda line item was identified as a scrivener's error.	
3.00	Project Schedule Review Phase 1 & Phase 2 (Turner Construction)		
I.	Schedule Overview – 06/29/26 Remaining Activities Schedule	Chris Chila (Turner) presented the June 29, 2026 remaining-activities schedule, a five-page document covering Phase 1, Phases 2A and 2B, and project closeout. Review was focused on the subset schedules governing activities occurring after August 4, 2026 and those directly affecting the TCO date of August 21, 2026. Joe Phelan (Turner) explained that the schedule carries two separate TCO dates: TCO for staff occupancy, tied to the temporary fire pump being operational, and TCO for student occupancy, tied to completion of the fire access lane. Both currently fall on August 21, 2026. Tim Klepps (Turner) noted the two dates were separated in the original GMP schedule (building completion July 27; media center demolition and fire lane August 17) and confirmed the shift to August 21 is driven solely by the temporary fire pump, not by demolition or the fire lane. The Committee requested that the schedules presented on screen be issued to the Committee the same day.	
II.	Final Inspection Sequence – Path to 08/04/26 Substantial Completion	The final inspection sequence previously provided to the Building Department maintains a Tuesday / Thursday inspection cadence and reaches final inspection of the building and exterior site work by July 28, 2026, allowing approximately one week for Building Department documentation review ahead of an August 4, 2026 substantial completion date for the building. Ms. Poccia reported that the inspection pass rate has fallen from approximately 90% to approximately 60% and asked how Turner is confirming readiness and what contingency exists for re-inspections. Mr. Chila attributed the failures to early constraints from delayed permanent power and domestic water; affected areas were re-inspected during the past week, including final inspection of the second-floor classroom spaces, and any re-inspections will be absorbed within the existing Tuesday / Thursday cadence. Mr. Phelan confirmed the primary driver was domestic water piping in second-floor and science classroom zones; water was energized approximately two weeks ago and those plumbing inspections have been rescheduled. Ms. Poccia asked that any inspection cancellation be communicated to the Building Official as early as possible so the Town can reassign the slot from its standby list. It was also noted that a single inspector covers both plumbing and HVAC and should be scheduled for both scopes concurrently. Turner confirmed the June 29, 2026 schedule will be provided directly to Building Official Vallerie and Fire Marshal Dawson this week.	
III.	Consumer Science / Life Skills Classrooms – Completion Post-08/04/26	Completion of the consumer science and life skills classrooms is scheduled after August 4, 2026, targeted for August 10, 2026, as a result of a project PR change, and will require a separate AHJ inspection outside the current inspection sequence. Stephen Martocchio (SLAM) advised that the TCO relates principally to completion of the building and life safety, and that the rooms are safe to occupy provided cooking activity does not take place until the fume hoods are commissioned and tested. The Committee asked that this position be confirmed in writing with the Building Official, and directed Mr. Chila to add a discrete line item for the consumer science / life skills inspection to the inspection schedule so the Building Department is aware of it. The Committee further directed that Principal Healy, out of office this week, be notified so that curriculum sequencing can be adjusted if the hoods are not available at the start of school.	
IV.	Media Center Demolition & Fire Access Lane – Completion 08/17/26	The subset schedule for demolition of the existing media center and construction of the fire access lane carries a completion date of August 17, 2026, consistent with the GMP schedule. Demolition of the media center governs delivery of the temporary fire pump and frac tanks, as the structure must be substantially down to provide safe access to the equipment location. Media center demolition is scheduled to begin July 7, 2026 over 15 working days, completing July 27, 2026, with demolition of the gymnasium to follow in support of the parent drop-off work.	
V.	Demolition Permit & Utility Disconnects – Eversource Status	Turner has pivoted from a full demolition permit to a partial permit covering the media center. The Building Department will allow that demolition to proceed upon receipt of cut, cap and make-safe letters from Turner's trade partners together with a letter from the Owner; Acting Chair Kilgallen executed the Owner letter on June 30, 2026, and a cover letter was issued to accompany Turner's partial demolition submission, conditioned on provision of final utility cut-off letters. A full demolition permit still requires the Eversource disconnect. Turner initiated the disconnect process in early May and submitted the completed form at the beginning of June requesting a July 2, 2026 disconnect; Eversource has since advised the week of July 10, 2026. Mr. Chila will confirm with the Eversource contact and expects the disconnect letter within approximately 24 hours of the disconnect itself. It was clarified that the request to Eversource should be framed precisely as a letter in hand by July 11, 2026. Selectwoman Rabin was asked to assist in holding that date. Turner confirmed that holding July 10, 2026 does not impact media center demolition or the subsequent gymnasium demolition.	
VI.	Temporary Fire Pump (PR-033) & Permanent Pump House (PR-019) Schedules	The temporary fire pump schedule is driven by substantial completion of the media center demolition. Following the approximately two-week demolition window the area will be safe for delivery of the temporary pump and frac tanks, while American Environmental continues removal of the slab-on-grade, foundation system, and adjacent utilities. The schedule carries the fire sprinkler rough-in and, at line item 1080, a 10-day AHJ inspection process, reaching an August 20, 2026 completion with TCO issuance on August 21, 2026. On the permanent pump house, Joe Rossetti asked about the slip from the previously discussed late-September turnover. Mr. Phelan confirmed the date has moved from October 9, 2026 to October 16, 2026 due to fabrication delays, including repair of a crane at the fabrication yard, and that the previously discussed Yom Kippur weekend cutover is no longer expected to be feasible.	

VII.	Accelerated Temporary Fire Pump Schedule – Target 08/11/26	In response to the Committee's prior direction, Turner presented an accelerated schedule prepared June 30, 2026 and not yet distributed, which recovers temporary fire pump completion to August 11, 2026. The acceleration requires: (i) a seven-day demolition schedule, moving media center demolition completion from July 20 to July 16, 2026 and requiring Saturday and Sunday work on July 11 and 12, 2026; (ii) a six-day calendar for the fire protection contractor; and (iii) compression of the AHJ inspection window from ten days to one week, subject to Building Department confirmation. Mr. Klepps advised that weekend production is typically about 60% of a full day and that trade partner headcount over the summer cannot be committed until the Thursday or Friday preceding each weekend. The existing noise variance is understood to run through September on a six-day basis; Mr. Chila will confirm the language covers demolition. Sunday work would require Town approval; Sunday hours would begin at 9:00 a.m. and run to approximately 3:00 p.m., with 5:00 p.m. the maximum, and weekend trade parking will be on site rather than at the church. Ms. Rudolph reported that neighbors anticipate significant disruption over the coming months and are prepared to accept it, while noting Sunday noise is the least desirable. Chairman Rossetti encouraged the Committee to recover every day available. The Committee reached consensus to direct Turner to proceed with the accelerated schedule, including the Sunday work.
VIII.	Acceleration Cost & Funding Source	NO ACTION TAKEN. No cost was presented. Mr. Klepps recommended an overtime allowance rather than a fixed value, given that weekend headcount cannot be committed in advance, and offered a conservative rough order of magnitude of approximately \$40,000 (10 workers x 8 hours x 5 weekend days at \$100 per hour). Ms. Poccia and Mr. Turner asked that a projected cost and identified funding source be presented for a vote at the July 7, 2026 meeting; JLL confirmed the existing GMP overtime allowance balance will be reviewed against Turner's projection. Chairman Rossetti stated that flexibility on the funding source is appropriate, as unspent GMP allowance, construction contingency, and Owner contingency funds all revert to the Owner. The Committee directed Turner by consensus to advance the accelerated schedule with its subcontractors and to return with a detailed cost estimate and funding recommendation for the July 7, 2026 meeting. No funds were committed.
4.00	Discussion and Possible Vote Early TCO Date	
I.	Proposed Schedule Incentive – Early TCO Date	Following the close of Item 3, all members of the professional team other than JLL were excused. The Acting Chair reported that the officers had discussed with Town counsel the option of offering the construction manager an incentive tied to early achievement of occupancy. The concept uses the contract liquidated damages rate of \$6,000 per day as the reference point: \$6,000 for each day of improvement on the August 21, 2026 date and, if the August 11, 2026 date is achieved, a total of \$75,000 rather than the \$60,000 that ten days at \$6,000 would otherwise yield. Turner would retain full control of means, methods, and the application of any incentive payment. A question was raised as to whether an incentive should be paid in addition to Town-funded overtime; the Acting Chair and JLL responded that the overtime allowance has been carried since the start of the project and that the incentive is intended to secure trade partner workforce commitment, which overtime funding alone does not guarantee. Ms. Cowie asked whether the incentive would be conditioned on revising the definition of substantial completion; it was noted that a Turner change order to amend the substantial completion date is pending and that counsel will advise whether the incentive should be structured as a standalone provision or tied to the liquidated damages clause. Mr. Turner asked whether comparable incentive structures have been used successfully; JLL noted incentives commonly accompany liquidated damages provisions and are typically established earlier in a project. Chairman Rossetti supported the approach, citing the absence of swing space and the value of every day gained for the School District, and asked that the measure of achievement be Building Department and Fire Marshal approval to occupy, at least verbally, rather than issuance of paperwork.
		Motion: To offer the construction manager a schedule incentive of \$6,000 per day for each day of improvement on the August 21, 2026 date, up to August 11, 2026, and a total of \$75,000 if the August 11, 2026 date is achieved, conditioned on Building Department and Fire Marshal approval to occupy, at least verbally.
		Moved by: Mr. Harry Fisher
		Seconded by: Ms. Christina Poccia
		Roll Call Vote: Unanimously approved, 6-0-0 Absent: Caspi, Klair, Chaney Roll call: Fisher: Yes; Cowie: Yes; Poccia: Yes; Turner: Yes; Kilgallen: Yes; Rossetti: Yes
II.	Next Steps	JLL and the Acting Chair will advise Turner that the Committee has approved the acceleration in concept and that Turner should advance commitments with its subcontractors, including Saturday and Sunday work on the media center demolition and the six-day calendar for the fire pump scope. The officers will engage Town counsel on the incentive language. Turner is to issue the schedules presented today to the Committee. Turner and JLL will continue to press Eversource on the July 10, 2026 disconnect date, with assistance from Selectwoman Rabin. The framing of early teacher access as controlled, scheduled, and limited access rather than occupancy will be developed with the Fire Marshal and revisited at the next meeting.
5.00	Next CMSBC Meeting	Tuesday, July 7, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid). Acting Chair Kilgallen asked that any items for the July 7, 2026 agenda be submitted to the officers and JLL today, as the agenda is being finalized.
6.00	Adjourn	A motion to adjourn was made by Mr. Harry Fisher and seconded by Ms. Clare Kilgallen. The meeting was adjourned by unanimous consent at 9:19 a.m.
		Motion: To adjourn the meeting.
		Moved by: Mr. Harry Fisher
		Seconded by: Ms. Clare Kilgallen
		Vote: Unanimously approved without objection, 6-0-0 Absent: Caspi, Klair, Chaney
FINAL Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		