Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS	
Meeting Number	26-019
Purpose	Regular Meeting
Meeting Date	8/18/26
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 – In person
Christina Poccia	Secretary, DRC Member	Absent
Tony Turner		Present – Virtual
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 – In person

Name	Ex-Officio Members	Attendance
Peter Sampanaro	RTM Rep	Present – In person
Dennis Yeskey	P&Z	Present – Virtual
Dan Watson	GPS	Absent
Ben Branyan	GPS	Present – Virtual
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Present – Virtual
Thomas Healy	CMS Principal	Absent

Name	Neighborhood Liaisons	Attendance
Rachel Koven		Absent
Susan Rudolph		Present – Virtual
Warren Silver		Present – Virtual

Name	Town of Greenwich Officials	
Mark Dawson	Fire Marshal	Present – Virtual
John Vallerie	Building Department Official	Present – Virtual
Jackie Budkins	Town Clerk	Absent
James Michel	Commissioner of Public Works	Present – Virtual
Joe Laucella	Emergency Management Director (GEMS)	Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present – In person
Jose Cardoso	JLL	Senior Project Manager	Present – In person
David Oppizzi	JLL	Senior Project Manager	Present – In person
John Munnick	JLL	Associate Project Manager	Present – Virtual
Tamara Rivera	JLL	Project Manager	Present – Virtual
Don Bucci	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Present – Virtual
Kemp Morhardt	SLAM	Principal	Present – Virtual
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
Peter Alfano	Turner Construction	Superintendent	Absent
Chris Chila	Turner Construction	Title TBD	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 8:02 a.m. and led the Pledge of Allegiance. In Secretary Poccia's absence, Vice Chair Clare Kilgallen took the attendance. Six (6) voting members were present at the call to order. Mr. Klair joined shortly thereafter, and it was noted for the record that the Committee had seven (7) voting members from approximately 8:10 a.m. The meeting was recorded.
2.00	Housekeeping / Adjustments	No adjustments were made. Chairman Rossetti noted that Item 10, Professional Team Update, is focused on SLAM and consultant matters, and that non-interested parties, including Turner, were free to depart the meeting at that point if they chose to do so.
3.00	Approval of Minutes | (2026 – 07/07, 07/21, 08/04, 08/13)	Four sets of minutes were listed on the agenda; only three drafts had been circulated. The Committee took up the July 7 and July 21, 2026 minutes, subject to two conditions: that individuals who do not normally attend the meetings be removed from the professional team section of the minutes, and that edits be made to reflect how votes are to be stated when they are passed. Ms. Kilgallen encouraged other Committee members to review the minutes, noting that she has been preparing them for four years, intends to lighten her load going forward, and will not be present beginning in September for a meeting or two, so others will need to step in. The August 4 and August 13, 2026 minutes are DEFERRED; drafts are to be posted.
	Motion:	To approve the minutes of the July 7, 2026 and July 21, 2026 CMSBC Meetings, as conditionally modified to remove from the professional team section individuals who do not normally attend, and to reflect the agreed form for stating vote counts.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia
4.00	Neighborhood Correspondence	
I.	Blasting – Neighbor Inquiry	An outreach regarding the blasting was raised at the OAC meeting. Turner followed up with the blasting subcontractor, and the response was that the readings were within the limits required by the specification for seismic monitoring. Joe Phelan (Turner) confirmed an additional seismic monitor was installed at that residence in response to the concern.
II.	Indian Rock Lane & Stanwich Road – Road Closure Extension	Mr. Phelan reported that approval was obtained from the First Selectman for the road closure through August 27, 2026, the day before school starts. Work in the road has been going slower than anticipated because of rock, and started later than planned. Grasso is looking to extend the Indian Rock Lane work by a further four to five weeks beyond the original eight to nine weeks, which would carry the closure to approximately October 2, 2026, followed by the two to three weeks always contemplated for the Stanwich Road closure, taking that work to approximately October 23, 2026. Turner intends to return to the First Selectman's office to seek approval to continue working, with hours of 9:00 a.m. to 5:00 p.m. so that work begins after school start. Selectwoman Rabin will provide the contact who collects the materials for the Board of Selectmen agenda, noting the next meetings are August 27 and September 10, 2026, that the Board has granted approval on a single reading where a matter is time sensitive and this is an amendment, and that a status update is customary for longer closures. Mr. Silver asked how dismissal is being handled, noting the school has one entrance and exit; Turner explained the parent drop-off will not be open until October, so the exit is onto Orchard Street, with traffic taking a right and routing around past Indian Rock Lane and back. Mr. Michel (DPW) noted the Board of Selectmen normally refers such matters to DPW, echoed the concern regarding afternoon dismissal given the high school and other schools in the area, and indicated DPW will likely recommend no closure in a window of roughly 2:30 p.m. to 4:30 p.m., subject to confirming exact school times. Turner noted a logistical constraint: once the road is plated it cannot readily be reopened and reclosed, so a restricted window would effectively limit work to approximately 9:00 a.m. to 2:00 p.m., with a corresponding effect on duration, and that working after dismissal may be a better option. Turner will discuss feasibility with Grasso and revert, and JLL will follow up with Mr. Michel on Turner's plans.
5.00	Owner Architect Contractor (OAC) – Report	The OAC meeting was held August 17, 2026. Key items: getting the public address system functional and tested within the next few days, in process with the district's technology lead and team; getting security access, card readers, and doors controlled and operational so that systems are functioning by the end of the week; and the flashing beacon, where the approved permanent unit is not yet in hand and Turner will propose a temporary unit of similar appearance for approval by the Town's traffic authority. Ms. Kilgallen noted the past three OAC meetings have been abbreviated to one hour given the push to the TCO, so many items have not been covered in detail, and observed for the benefit of members of the public watching that, notwithstanding the chatter that the project is finished, it is far from complete, with months of work remaining. JLL added that security and access control is targeted for the end of this week, with training for the district's security lead and Principal Healy's staff possibly as early as Monday morning ahead of the ribbon cutting, and that training on the building systems requires coordination around the Town's NDA requirements for security together with the district's end users and the custodial staff who will operate the systems day to day. JLL asked to meet with Mr. Branyan on that process; Mr. Branyan is double booked and will coordinate offline.

6.00	Building Department & Fire Department Update	
I.	Permit, Occupancy & Inspection – Authority Having Jurisdiction Approvals	See sub-items A–C.
A.	Temporary Certificate of Occupancy (TCO)	The TCO was received with conditions on August 11, 2026, with the record copy issued August 12, 2026. This is the Committee's first regular meeting since the TCO was received.
i.	Received 08/11 & Issued 08/12 Record Copy	Noted as above.
ii.	TCO Exclusions – Turner to Provide Update on Status	Turner is tracking to the letters provided for the excluded rooms, which contemplate early September 2026 turnovers. The first item is the fire access lane, opening this Friday, with a walkthrough planned for August 21, 2026. Turner will also address the life skills room, confirming with the Building Department how areas may need to be closed off for the hood installation and scheduling the Ansul system testing for those hoods. Mr. Vallerie advised that as items on the TCO are whittled down, Turner must reapply to release each additional area and obtain the signatures, after which the Building Department will reissue the TCO reflecting the expanded scope. Turner confirmed it will submit the reapplication and will obtain updated substantial completion letters from SLAM, which will be substantially the same as those already provided with the newly included items crossed off.
B.	Demolition Status (Blasting) / Full Demolition Permit Status (Eversource, Aquarion, & Sewer)	Blasting of the rock outcropping in front of the school is anticipated to be complete by the end of this week. Abatement of the east wing of the existing school is nearing completion this week, after which Turner will switch to the west side, the former cafeteria and auditorium areas, to begin the enclosure and abatement of those areas. The outstanding item is Aquarion, which asked Turner to pull the water line further into the road and cap it there rather than as shown on the original documents, requiring the water to be shut down for the local area; Turner has had difficulty securing a subcontractor for that work, which could delay the start of demolition on the east side. Mr. Klepps reported that an email was received from Aquarion at 7:25 a.m. that morning directing that the service line be cut and capped two feet behind the tapping valve and thrust blocked; Grasso must now engage its contractor, schedule the date, and obtain Call Before You Dig, after which Aquarion will send a technician, so no outside assistance is required at this time. Selectwoman Rabin had offered to contact her Aquarion and Eversource contact. Chairman Rossetti requested an updated overall schedule from Turner, including completion of the permanent fire pump, for review at a high level at the next meeting so that dates can be set now that the building is being occupied.
C.	CT DEEP Permit – Valid through Phase 2	Tighe & Bond confirmed the DEEP permit is valid through the final construction of Phase 2, not only the Phase 1 work; that it is a State-level matter and not conditional for any local jurisdiction approvals; and that the resubmission was only to update the agency's guidelines. The Committee agreed the item can be removed from future agendas.
II.	Permanent Pump House and Fire Suppression Switchover – Status	The permanent system remains targeted for near the end of October 2026 for the switchover. Turner confirmed this remains on track.
7.00	Construction & Schedule Update (Turner Construction)	
I.	Site Safety	Turner reported two site safety incidents in which individuals were removed from the site for fall-protection violations, one working on top of a unit in a mechanical room and one working at the edge of the roof. No injuries were reported. Work was stopped in each case and Turner held meetings with the individuals and their companies.
II.	Schedule Risks	See sub-items A–C.
A.	MEP Commissioning / Turnover / Training	Testing and balancing is underway and completes Wednesday, August 19, 2026, with the report expected Thursday, after which commissioning with Colliers begins Friday or early the following week. Owner training on the MEP systems presents some challenges; Turner is working with Principal Healy and his team to schedule the remainder, and some training, including for the kitchen staff, has already taken place. JLL will connect with Mr. Branyan, noting that sessions tentatively scheduled by Turner were paused pending resolution of the NDA and end-user coordination.
B.	Phase 1 Substantial Completion – 08/21/26 – Open Items in the TCO	The TCO certificate is to be updated on August 21, 2026, with a walkthrough that day seeking access to the fire access lane, which will initially serve as the parent drop-off loop when school opens August 27, 2026. On line striping, Turner reported the subcontractor had been scheduled for August 26 and Turner pressed to improve on that date; Chris Chila (Turner) confirmed the subcontractor has committed to Saturday, August 22, 2026, with August 23 as the latest, weather permitting. Striping will be complete for the start of school.
C.	Phase 2 (Demolition, Athletic Fields, Landscape, and Hardscape)	Turner reported no schedule risks at present; abatement and demolition of the existing school are on schedule. Aquarion's direction, if it avoids a water shutdown in the road, will assist in producing the letter required by the Building Department so demolition can continue.
III.	Building Utilities	See sub-items A–D.
A.	Mechanical, Electrical, and Plumbing Systems – Status of Trainings	The building is energized, with power, gas, and electric to the building. The temporary service gear at the Orchard Street entrance was removed August 17, 2026, freeing up that area for installation of the rain guard. Training status as described under Item 7.II.A.
B.	Security Systems – Status & Training; GPS Security to Coordinate with Town Agencies	Installation should be complete by the end of this week, with training hopefully Monday morning, coordinated with the district's security lead and Principal Healy's staff. Coordination continues around the Town's NDA requirements and the district and field end users.
C.	Public Address & AV Systems – Status & Training	Coordination continues with the district's technology lead and the vendor. The remaining item appears to be programming; the system is set up and the vendor is able to work through it.
D.	Commissioning Status	See Item 7.II.A.
IV.	Two-Week Look Ahead	Mr. Chila reported the biggest push is continuing completion of the hardscape and landscape on the exterior. The fire lane is being paved today, positioning the project for that inspection toward the end of this week. Turner will continue to button up and isolate areas, and over the next week will perform the Phase 1 site fence removal, which will become increasingly evident over the coming days as the building is secured and the remaining construction areas are secured separately.
8.00	Design Items	
I.	Punch List – Status	Mr. Chila reported slightly more than 300 items remain, of which approximately 65 to 70% are aesthetic, principally wall touch-up between the painter and the taper, which should be addressed quickly. Items relating to flooring and base are ongoing. Turner is tracking for the majority of items to be complete by week's end, with a small number of procurement-dependent items falling into next week. Turner will work with the school and the ceiling contractor to replace damaged ceiling tiles, which are in hand; that work has not yet begun. The Committee's goal is near zero open interior items at occupancy.
II.	Back Punch – Status	Mr. Martocchio (SLAM) will be on site tomorrow for approximately five hours to review items in person. SLAM continues to process punch list items in the agreed manner, photographing and logging an issue to which Turner or the subcontractor responds, fixes, and posts a photograph, with as many back-punch items processed remotely as possible and in-person back-checks reserved for items of concern or sensitivity. A few items were returned through last week's back-punch review in Procore for missing photographs, and Turner has taken and reposted those. On the consultants, CES was on site over a week ago and uploaded its punch list items, and SLAM believes CES has completed its final punch. The technology consultant typically attends only on request and its punch is limited to wall-mounted items; SLAM continues to raise missing or oddly placed items with them. JLL will follow up on outstanding questions during Mr. Martocchio's site visit. The back punch is expected to be near zero by the end of this week.
III.	Mortar Color – Remediation Status	The matter sits with Turner and its mason. The plan, as discussed at the OAC, is to rake out the joints in the areas SLAM identified in its field report and reinstall using the approved mortar mix, with that work under way this week. Mr. Martocchio asked that the area at the front of the D building by the two exit doors in front of the auditorium also be reviewed, as it was not clear whether it had been cleaned and there were coloration concerns in a very active construction area; Turner will look at that while the masons are on site. The goal is to complete the remediation this week, have SLAM review it and, if satisfied, return a recommendation to accept, with a report back to the Committee at the September 1, 2026 meeting.
IV.	Fence Submittal – Status	Turner is working with Grasso to obtain the shop drawings for the permanent fence at the mechanical yard behind the fire lane. For the temporary solution, options were discussed at the OAC and questions were raised as to whether the proposal meets the guardrail requirement. Turner will issue an RFI and SLAM will provide a response. Turner discussed a number of solutions with Grasso and will send SLAM the preferred option, which is more readily available and causes less obstruction to traffic in that area.
V.	Landscape Planters (raised during meeting)	In response to a question from Mr. Fisher, Turner reported the first eight planters are on site and the second eight were being delivered today, with Grasso providing a crane to lift them into the fenced yard area where they are to be placed. The planters in the correct color were expected to be installed by the end of the day.
9.00	Invoices – Discussion & Possible Vote	
I-III.	Insalco Corporation – Invoices #12121, #12122 and #12123 – 07.28.26	Insalco is one of the project's furniture vendors. The invoices cover cafeteria furniture and picnic tables, with the largest covering lounge and classroom furniture. Tamara Rivera (JLL) confirmed the only items not yet on site are the outdoor items designated for the area where the temporary fire pump sits, which cannot be installed at present, and that all other material has been received.
	Motion:	To approve Insalco Corporation Invoice #12121 dated 07/28/2026 in the amount of $63,510.36, Invoice #12122 dated 07/28/2026 in the amount of $15,552.00, and Invoice #12123 dated 07/28/2026 in the amount of $127,988.85.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
IV-VI.	Interscape – Invoices #13881, #13882 and #13883 – 07.31.26	Interscape is the furniture vendor responsible for the desks, student chairs, and classroom furniture.
	Motion:	To approve Interscape Invoice #13881 dated 07/31/2026 in the amount of $248,899.22, Invoice #13882 dated 07/31/2026 in the amount of $2,686.53, and Invoice #13883 dated 07/31/2026 in the amount of $442.47.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
VII.	Langan – Invoice #90105975 – 07.30.26	Langan is the project's licensed environmental professional. The invoice covers contracted services relating to abatement monitoring associated with the demolition of the existing school, including the PCB testing, the results of which were negative.
	Motion:	To approve Langan Invoice #90105975 dated 07/30/2026 in the amount of $33,796.50.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
VIII.	Raptor Technologies LLC – Invoice #INV254356 – 03.31.26	Raptor Technologies is the project's AV vendor. This invoice was carried forward from a previous agenda.
	Motion:	To approve Raptor Technologies LLC Invoice #INV254356 dated 03/31/2026 in the amount of $1,525.00.
	Moved by:	Ms. Clare Kilgallen

	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
IX-X.	The S/L/A/M Collaborative, Inc. – Invoices #1036648 and #1036658	SLAM is the architect of record. The invoices cover contract administration and services for the month, consistent with prior months.
	Motion:	To approve The S/L/A/M Collaborative, Inc. Invoice #1036648 dated 08/10/2026 in the amount of $43,306.59 and Invoice #1036658 dated 08/11/2026 in the amount of $8,856.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
XI-XII.	Special Testing Laboratories, Inc. – Invoices #40218 and #40240	Special Testing Laboratories is the project's independent third-party special inspector, required by the building permit to conduct independent testing throughout construction. In response to a question as to whether the invoicing has become more timely and accurate, JLL confirmed the pricing is now coming back accurate, and it was noted this should be brought to the attention of the responsible JLL team member given the time it has taken to get these in shape.
	Motion:	To approve Special Testing Laboratories, Inc. Invoice #40218 dated 05/31/2026 in the amount of $5,368.31 and Invoice #40240 dated 06/30/2026 in the amount of $11,610.75.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
XIII-XV.	William B. Meyer, Inc. – Invoices #120-076360, #120-077499 and #120-077875	William B. Meyer is the project's move vendor. Ms. Rivera reported that today is the last day of the move, with the final push to empty the warehouse, and that empty trailers have begun to be removed from the Greenwich High School parking lot. Post-move support begins tomorrow as staff return to site and continues for the remainder of this week and Monday and Tuesday of next week. The media center move began August 17, 2026, with the mover's crew assisting the head librarian to unpack and parent volunteers to assist with shelving. Everything will be in the building by the end of the day today.
	Motion:	To approve William B. Meyer, Inc. Invoice #120-076360 dated 05/30/2026 in the amount of $7,889.50, Invoice #120-077499 dated 06/30/2026 in the amount of $1,795.68, and Invoice #120-077875 dated 07/14/2026 in the amount of $4,950.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
10.00	Professional Team Update	
I.	The S/L/A/M Collaborative, Inc. – Add Service Proposal (ASP) & Add Service Request (ASR) – Discussion & Possible Vote	See sub-items A–H.
A.	ASP-10 R2 – 06.12.26 – Increase to Ph-59 AFSS Allowance (PFPD & Temp Fire Pump) | $120,000.00 (Allowance)	Additional services supporting the design of the temporary fire pump and the permanent fire pump. In October 2025 the Committee released $25,000 of SLAM labor and $42,000 of consultant fee, totalling $67,000, to begin the work. Additional needs for the temporary pump, development of the skid for the permanent pump, and design of the pump house incurred additional cost. At the officers' request, SLAM prepared a draft invoice current to June 26, 2026 showing a total accrued value of $151,192.50. This ASP requests a $65,000 increase to the SLAM labor and a $55,000 increase to the consultant allowance, bringing the total allowance to $187,000, against which the approximate remaining balance is $35,807.50, comprising $18,785.00 of SLAM labor and $17,022.50 of consultant labor. The ASP sets out the breakdown of SLAM and consultant labor hours. Kemp Morhardt (SLAM) confirmed the allowance as proposed is sufficient to carry through the remaining activities, which are planned to be complete by the end of September 2026, though there may be some shift between consultant and SLAM labor. Mr. Morhardt explained the increase arises both from the temporary fire pump, which was more recent, and from a change of scope on the permanent pump house from the pre-manufactured unit contemplated in the October 2025 proposal to a custom-designed pump house and the approvals associated with it; Mr. Martocchio noted that change triggered considerably more coordination across SLAM's site disciplines than anticipated. It was clarified that the amount requested is $120,000, the $67,000 having been approved in October 2025.
	Motion:	To approve ASP-10 R2 dated 06/12/2026, an increase to the Ph-59 AFSS allowance (permanent fire protection design and temporary fire pump), in the amount of $120,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Todd Klair
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Caspi, Poccia
i.	Fire Pump Cost Summary – Committee Direction	The Committee directed that a standalone summary be produced setting out the total cost of all work related to the temporary and permanent fire pump across all trades and all professionals. JLL confirmed a running log is maintained and that this newly approved cost will be added to it, and acknowledged the request for a standalone roll-up for the Committee.
B.	ASR-6A – 03.11.26 – Bi-weekly Building Committee Meetings During CA (Phase-53) | $25,000.00 (Allowance)	An allowance for SLAM attendance at Building Committee meetings during construction administration, outside the meeting cadence contemplated in the original contract and billed at hourly rates. Mr. Morhardt explained SLAM has requested this phase by phase where the meeting cadence exceeded the original proposal, that this covers the CA phase for bi-weekly rather than monthly meetings, and that SLAM does not anticipate needing anything in addition to this allowance.
	Motion:	To approve ASR-6A dated 03/11/2026 for bi-weekly Building Committee meetings during construction administration (Phase-53) in the amount of $25,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
C.	ASR-6B – 03.11.26 – Weekly Owner-Architect-Constructor (OAC) Meetings During CA (Phase-54) | $26,000.00 (Allowance)	Similar in nature to ASR-6A, covering SLAM attendance at the weekly OAC meetings during construction administration. It was noted that a move to OAC meetings once every two weeks is under consideration shortly, which would reduce that expense.
	Motion:	To approve ASR-6B dated 03/11/2026 for weekly Owner-Architect-Constructor meetings during construction administration (Phase-54) in the amount of $26,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
D.	ASR-8 R1 – 08.12.26 – Excessive Structural Issues and Fixes During CA (Ph-57) | $7,910.00 (Lump Sum)	SLAM support of a field fix based on installation and construction details, arising from a rebar coverage issue in the foundation work in December 2025, where the subcontractor engaged an independent third party and additional structural support from the design team was required to review the fixes and attend site to confirm they were corrected. The Committee's stated intent is to seek reimbursement or a credit from the contractor or subcontractor at contract closeout, on the basis that the Owner has had to pay design fees arising from the condition. Mr. Klepps (Turner) stated this was the first he had heard of a proposed back charge for structural engineering costs, that he does not believe any notice has been issued to the contractor, that given the elapsed time there would be a notification issue, and that he questions what contractual entitlement exists to recover engineer-of-record design fees; he cautioned that this should not be assumed to be easily recoverable. Mr. Leo (Turner) agreed, confirming the matter has not been discussed in the weekly financial meetings and that no notification has been issued to any subcontractor, and asked that a separate meeting be held to discuss it at length. The Committee noted that its commitment to the design team stands regardless, and that whether the cost ultimately comes from Turner or a subcontractor is immaterial to the Committee.
	Motion:	To approve ASR-8 R1 dated 08/12/2026 for excessive structural issues and fixes during construction administration (Ph-57) in the lump sum amount of $7,910.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
E.	ASR-9 R2 – 07.15.26 – FCS & Life Skills Hood Design Change (Ph-62) | $22,000.00 (Allowance)	Covers SLAM and CES design time arising from the change, requested by the Fire Marshal, to Ansul-based hoods in the Family Consumer Science room and the life skills hood. Mr. Morhardt reported that, as of the end of June 2026, total expenditure against the allowance was $18,692.00, that most of the work is complete other than punch list and remaining construction administration, and that the allowance should cover it. He reminded the Committee that these are allowances precisely because they are billed hourly, and that whatever remains unused will be credited back at contract closeout.
	Motion:	To approve ASR-9 R2 dated 07/15/2026 for the FCS and life skills hood design change (Ph-62) in the amount of $22,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
F.	ASR-10 – 03.25.26 – Design Enhancements During CA (Ph-63) | $40,000.00 (Allowance)	Supports additional design features added to the project, including tile at the drinking fountain locations, the change of the courtyards from concrete to pavers, and flooring added in the custodial room, being items removed during value management and subsequently put back in. In response to a question on what had been carried as a bid alternate, SLAM clarified that the knuckles were the alternate, while the courtyards were an addition: the courtyards were contemplated as an alternate during design, but the contract documents did not carry them as an alternate, having been changed to concrete immediately before bid and changed back post-bid.
	Motion:	To approve ASR-10 dated 03/25/2026 for design enhancements during construction administration (Ph-63) in the amount of $40,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed

G.	ASR-11 – 03.25.26 – Kiln Design Change (Ph-66) | $13,000.00 (Allowance)	Covers design time for the redesign of the systems and the kiln itself, including revision of door widths, following the change in kiln specification and the associated changes required to accommodate it. A Committee member objected on the record, restating a previously stated objection that the difference between the kiln in the existing art room and the kiln specified for the new building should have been identified explicitly by the architect during its review of the existing school, and characterised the omission as a significant miss. Mr. Morhardt responded that SLAM's contract was for the design of a new building; that, to his knowledge, SLAM did not walk the existing building inventorying existing equipment such as the kiln; that SLAM was explicit in the design review meetings as to which kiln was being specified; and that the educational specification did not direct an oversized kiln or a specific style of kiln, SLAM having specified what it uses on other school projects across the state. He reported that, as of the end of June 2026, approximately $7,500 had been expended against the allowance, with only minor further use anticipated for punch list and any remaining submittal work once the kiln is installed, and that any unused balance is credited back at contract closeout.
	Motion:	To approve ASR-11 dated 03/25/2026 for the kiln design change (Ph-66) in the amount of $13,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	To be confirmed – not identifiable on the recording
	Voice Vote:	Approved, 5-1-0 | One member opposed, not identified by name on the recording | Absent: Caspi, Poccia; Klair departed
H.	ASR-12 – 07.15.26 – Accelerated-Rolling Punch List (Ph-67) | Amended to $28,000.00 (Allowance)	Mr. Morhardt explained the request arises from the need over the past couple of months for greater site presence from the architectural team to support the rolling punch list and the resulting phased approval of spaces for furniture installation, and does not materially affect the consultants. SLAM had anticipated one mobilisation for the initial punch list and one for the back punch; the allowance is posted against strictly for the additional travel time to and from the site multiple times per week, the punch list work itself remaining basic services. As of July 21, 2026 approximately $15,000 had been expended with a balance of approximately $13,000; the accelerated activity is essentially complete and stopped being tracked as accelerated approximately two weeks ago, with the potential for Tighe & Bond to submit an invoice for some accelerated punch list activity on its end. SLAM confirmed the $35,000 figure carried on the agenda was a typographical error and that the correct amount is $28,000, comprising $25,000 of SLAM labor allowance and $3,000 of consultant allowance, the figure having been reduced based on time actually incurred. The Committee discussed that, while the early start to the punch list process was atypical, in hindsight it was likely necessary to achieve the mid-August TCO and was therefore worthwhile, though the expenditure was not welcome. The Committee expressed clear concern that these allowances should have come before it a long time before this, that post notices are not acceptable, and that requests of this nature should have been raised explicitly in the bi-weekly Committee meetings as extra work requiring authorization rather than being processed on paper through the owner's representative, noting the transparency and project management implications. JLL confirmed the exposures were included in the ACR and in the financial working group reviews and acknowledged they were not highlighted there as they are here, and that a line item without supporting substance does not achieve the transparency the Committee is seeking. SLAM noted it has been working to provide the additional detail requested by the officers, which accounts for the dates on several of these requests.
	Motion:	To approve ASR-12 dated 07/15/2026 for the accelerated-rolling punch list (Ph-67), as amended from $35,000.00 to $28,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Steph Cowie
	Voice Vote:	Unanimously approved, 6-0-0 | Absent: Caspi, Poccia; Klair departed
II.	Change Orders (COR) – Discussion & Possible Vote	See sub-items A and B.
A.	Robert H. Lord Company, Inc. – Back Charges (Updated) – 06.24.26 – Delivery Rerouting, Warehouse Handling & Storage | $36,012.50	When the furniture vendors were bid, the schedule included within the GMP carried an earlier substantial completion date. The delay to substantial completion arising from the fire pump issues affected the construction schedule and, in turn, the ability to deliver furniture when originally contemplated, resulting in storage and double-handling fees. JLL worked to minimise the amount and to have the vendors absorb what they could. The Committee directed that this amount be added to the running list of costs attributable to the fire marshal fix and the fire pump requirements.
	Motion:	To approve Robert H. Lord Company, Inc. back charges dated 06/24/2026 for delivery rerouting, warehouse handling and storage in the amount of $36,012.50.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
B.	Y&S Technologies, Inc. – Quote #SF-4388 – 04.21.26 – Additional UPS for Mechanical Room Cabinet Switches | $3,168.00	An additional rack was required in the mechanical room because of cable lengths and run configuration. During the review and walkthrough with the district's technology lead it was determined that a UPS is required for that additional rack in order for the cabinet to function, the original rack's UPS now being required in the main distribution room. The Committee confirmed this traces back to design and cable run considerations rather than being a district-requested addition.
	Motion:	To approve Y&S Technologies, Inc. Quote #SF-4388 dated 04/21/2026 for an additional UPS for the mechanical room cabinet switches in the amount of $3,168.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Clare Kilgallen
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed
III.	State School Construction Grant	See sub-items A and B.
A.	Reimbursement Request #4 – (11/25 – 01/26) – Status	Dr. Jones received the State's additional comments. The State has clarified that the additional information for Request #4 is to be provided without including additional months, and JLL is preparing that response, which will be provided by the end of this week; the Committee asked for confirmation on August 21, 2026 that it was sent, and that Dr. Jones be given notice today that it is coming on Friday, given the start of school and her schedule. By way of chronology, the request was submitted in January 2026, clarifying questions were received and answered in April 2026, and a second clarification was received approximately two weeks ago; the answer to the Committee's own clarifying question, whether additional months could be added, was received the prior week. The outstanding item is a clarifying question on an ineligible cost, which JLL indicated should not be difficult to answer. The State has communicated that responding to clarifying questions returns an application to the back of the queue rather than expediting review, and that processing now takes approximately three months per iteration. The Committee expressed significant frustration with the process.
B.	Reimbursement Request #5 – (TBD)	Request #5 cannot be submitted until payment for Request #4 is received. JLL is preparing it on a rolling basis, collecting invoices together with the monthly Munis reports from the district evidencing payment, and confirmed it could file covering invoices through approximately 30 to 45 days prior to filing, which would currently be roughly February through July 2026. The Committee asked that Request #5 be scrubbed to anticipate the State's likely questions so that follow-up cycles are minimised. JLL confirmed that a single team member will take the lead on both applications going forward, supported by colleagues collecting the supporting documentation, and that correspondence will come from that individual. Status on the next application will be reported as part of the financial working group update.
IV.	FF&E Installation & Move Management – Status	Covered under Item 9 with Ms. Rivera's report. The move completes today, with post-move support for the remainder of this week and Monday and Tuesday of next week. Vendor trailers at Greenwich High School are being removed and the lot should be clear.
11.00	Committee / Working Group Reports	
I.	Financial Working Group (FWG)	The next meeting is Thursday, August 20, 2026. A revised meeting invitation is still to be circulated to the group.
II.	Regulatory Working Group (RWG)	Planning & Zoning is being kept in the loop on the punch list and on the conditions of permit as they are closed out.
III.	Communications Working Group (CWG)	The summer edition of the newsletter has been issued and the next is not due until October 2026. A communication is required regarding the extended road closure. Ms. Rudolph noted that neighbours were initially told a shorter duration and that the extension is roughly seven weeks. The Committee agreed to notify neighbours ahead of the Board of Selectmen meeting, stating that the Committee is seeking an extension, so that Turner can confirm neighbours have been notified when asked. Ms. Kilgallen, Ms. Cowie, and Selectwoman Rabin will draft a short notice to be provided to the Board of Selectmen contact by Thursday, August 20, 2026, and shared with Ms. Rudolph for distribution to neighbours and with the First Selectman's weekly communication, so that residents understand the project is not over and that road closures continue. The notice will explain that the work is necessitated by the Town's requirement to place the sewer in the road rather than on the campus. It was noted that the Stanwich Road closure has not yet been applied for and will follow. Principal Healy will be asked to disseminate traffic-flow information to the other principals, as he was not present for this discussion.
IV.	Design Review Committee (DRC)	Ms. Poccia is to conduct the site visit on the mortar. See Item 8.III.
V.	Grand Opening Working Group	Ms. Kilgallen advised that attendees must respond to Mr. Supranowitz with their attendance so the district has a precise headcount, and that everyone, including all professional teams, must drive to Greenwich High School rather than park on site, as the on-site spaces are reserved for teachers. Buses depart Greenwich High School at 10:30 a.m. for the 11:00 a.m. ceremony on Monday, August 24, 2026, and attendees were advised to arrive by 10:30 a.m. RSVPs are requested this week. Mr. Yeskey reported that, having reviewed the invitation list, coverage looked light for some firms; Mr. Martocchio will provide an expanded list of SLAM names today so invitations can be distributed to the wider design team, and the Committee asked that anyone missed be identified to Mr. Supranowitz so that all who participated receive credit. On the question of tours, Mr. Chaney asked whether the public will be able to enter the school on Monday. Mr. Yeskey confirmed the intent was a limited invitation list and a short ceremony, with parking still a constraint, and reported that Mr. Supranowitz proposed discussing an open house after the opening, once construction is further along and more parking is available, with a target of approximately October 2026. The Committee confirmed the August 24, 2026 event is an outdoor ribbon cutting and that invitees are not expected to tour the building. Mr. Chaney noted the run of show circulated ends with Principal Healy giving instructions to those wanting a guided tour, and it was agreed this should instead state that tours will take place later in the fall once parking and logistics allow. Mr. Supranowitz plans to send a follow-up note later this week to those who have responded, and that note will be used to clarify that the ceremony is outdoors and that tours will be at a later date. A separate community open house or dedication remains to be planned and orchestrated; the Committee agreed to let matters settle after school opens before deciding, and it was noted that a similar approach worked well at another new school in the district.
12.00	New Business	None.
13.00	Next CMSBC Meeting	Tuesday, September 1, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid). The Grand Opening ceremony takes place Monday, August 24, 2026.
14.00	Adjourn	A motion to adjourn was made by Ms. Clare Kilgallen and seconded by Mr. Harry Fisher. The meeting was adjourned at approximately 9:50 a.m.
	Motion:	To adjourn the meeting.
	Moved by:	Ms. Clare Kilgallen

	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Poccia; Klair departed



FINAL **Prepared by:**
Christina Poccia, Secretary
Central Middle School Building Committee