Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS	
Meeting Number	26-023
Purpose	Regular Meeting
Meeting Date	9/29/26
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		Absent
Harry Fisher	BET Rep	Present – In person
Bob Chaney	BOE Rep, DRC Member	Present – Virtual
Joshua Caspi		Absent
Todd Klair		Present – Virtual
Stephanie Cowie	RTM Rep	Present – Virtual

Name	Ex-Officio Members	Attendance
Peter Sampanaro	RTM Rep	Present – In person
Dennis Yeskey	P&Z	Present – Virtual
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		Absent

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	Absent
Joe Laucella	Emergency Management Director (GEMS)	Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Absent
David Oppizzi	JLL	Senior Project Manager	Present – In person
John Munnick	JLL	Associate Project Manager	Present – In person
Tamara Rivera	JLL	Project Manager	Absent
Don Bucci	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Absent
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	Absent
Bill Leo	Turner Construction	Project Engineer	Present – Virtual
Peter Alfano	Turner Construction	Superintendent	Present – Virtual
Ravi Chavan	Colliers	Sr. Project Manager | Commissioning & Energy Services	Present – Virtual

Agenda Item	Topic	Description
1.00	Call to Order	Chairman Joe Rossetti called the bi-weekly meeting of the Central Middle School Building Committee to order at approximately 8:01 a.m. and led the Pledge of Allegiance. Secretary Christina Poccia called the roll. Seven (7) voting members were present, constituting a quorum, with Mr. Klair advising he had approximately twenty minutes available. Mr. Chaney was admitted from the waiting room and promoted shortly after the roll. The meeting was recorded.
2.00	Housekeeping / Adjustments	Chairman Rossetti advised that Town Clerk Jackie Budkins and her technical team will tour the new auditorium at Central Middle School on October 19, 2026, arranged with Principal Healy, who was thanked for accommodating it. No other housekeeping items or adjustments were raised. It was noted that the minutes of the September 21, 2026 OAC-related discussion were not on the agenda and therefore could not be taken up; they will be carried to the next meeting.
3.00	Approval of Minutes | (2026 – 09/15)	Chairman Rossetti confirmed he had reviewed the minutes and found them thorough and well prepared. Secretary Poccia confirmed that JLL prepares the minutes under her oversight, working from the meeting recording, and credited JLL for that work. Ms. Kilgallen advised she would abstain, not having been present at the September 15, 2026 meeting.
	Motion:	To approve the minutes of the September 15, 2026 CMSBC Meeting.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Approved by no objection, 6-0-1 | Abstaining: Kilgallen (not present at the September 15, 2026 meeting) | Absent: Caspi, Turner
4.00	Neighborhood Correspondence	
I.	Community Questions – Abatement Process & Fact Sheet	JLL reported that comments were received from the community raising questions around the project's abatement process. In response, the Committee and JLL worked with the project team to compile a fact sheet drawing on Turner, SLAM, and Langan, which was issued to Dr. Jones and Principal Healy, posted publicly on the GPS website, and sent directly to the community members who submitted the questions. In future, abatement questions will be directed to the GPS website, or Principal Healy and Dr. Jones can issue the fact sheet to anyone raising questions. Principal Healy was preparing an issuance to the school community which would include the fact sheet proactively. No further comments have been received since the fact sheet was issued, and the team will continue to monitor for new concerns.

II.	Bus Turning Radius – Orchard Street Exit	A video was received from a community member appearing to show an inadequate turning radius for buses exiting onto Orchard Street. JLL reported that, following review with the design team, the work was determined to have been completed per scope with the exception of the line striping, which changes the traffic pattern to provide slightly more space in the lane closest to the school and so improves the bus turning radius. In addition, the auto-turn analysis will be provided to Principal Healy and his team for distribution to the bus drivers, as that analysis shows buses staying as tight to the left-hand side as possible when exiting. A combination of the line striping and bus driver training should address the issue. Turner reported that, following the conversations with JLL regarding the video, it engaged immediately with the site subcontractor. The centre line striping, together with milling and repaving in that area and installation of a rumble strip between the widened double yellow lines, is scheduled for this Saturday to be completed, milled, paved, and striped, with confirmation of the rumble strip scheduling expected from the subcontractor by end of day tomorrow. Mr. Fisher stated that the work not having been completed before school opened created an unusual risk for the Town, which he considered inexcusable, that having driven the route he did not see how moving the double yellow line six or eight inches would resolve the issue, and asked that the matter be re-examined. SLAM responded that the design works: the turning radius study demonstrates it, the bus size used was confirmed correct, and the design document circulated by email shows the bus never crossing the far side of the line, with more than a foot of clearance at any point during the travel, provided the work is constructed correctly and the turn is made properly. SLAM added that the video shows a unique situation in which one bus was stopped out in the southbound lane on Orchard while a second bus exiting behind it pulled further left and attempted a 90-degree cut, which is why it crossed the line, and that the video should be reviewed in that context. Ms. Kilgallen observed that both positions are correct: the work should have been completed before school opened so that the bus drivers' experience matched the final condition, and no adequate explanation has been given for why it was not done in a timely manner. She asked that it be impressed on the site subcontractor that this is a priority given student safety, its effect on other elements of the project, and its public-facing nature, and that the remaining work follow with all deliberate speed. She noted the design was heavily studied, modified to provide extra margin for safe turning, and reviewed by DPW, and asked that a document, and possibly a video, be prepared showing bus drivers how to make the turn, and that training be given to all drivers and placed in the bus company's playbook. Ms. Cowie questioned when the rumble strip work would actually be completed given it is being subcontracted further, and asked how the item was missed. Turner responded that the subcontractor's operations manager owes an answer on scheduling by end of day tomorrow, that if it does not come Turner can approach other contractors to complete the work sooner, and that the subcontractor raised an RFI on the rumble strip late in August despite it having been on the plans from the beginning of the project, which Turner described as unacceptable. Ms. Cowie noted the risk falls on Turner, on the subcontractor, and on this Committee, and that the work was in the plan and had been asked after repeatedly. Turner confirmed it continues to work with the subcontractor to ensure police details are scheduled for both the entrance and the exit at drop-off and pick-up each day, explaining that a lapse the previous day arose because the subcontractor's scheduling manager was out with a family emergency, and that an updated schedule will be provided ahead of each Wednesday for the following week.
III.	Public Address System – Neighbour Complaint	Ms. Kilgallen raised a question received from a neighbour regarding the outdoor PA system, which Principal Healy had addressed. The item was carried to Item 8 for fuller discussion.
5.00	Financial Working Group (FWG)	The next Financial Working Group meeting is this Thursday, October 1, 2026. Chairman Rossetti again encouraged any Committee member to join, noting that if more than four voting members attend an adjustment will be made before the meeting starts to drop back to four, and that attendance gives members a flavour of where the project stands financially.
6.00	Owner Architect Contractor (OAC) – Report	The last OAC meeting was held September 21, 2026. Chairman Rossetti reported that the agenda for this meeting covers the substance of that OAC, with one exception: much of the discussion concerned issues associated with the site subcontractor, whether police details, the mechanical yard fencing, or the beacons. On the beacons, it was confirmed the order has been released and the delay relates to the powder coating; the Committee noted it has no preference as to colour or finish and asked Turner whether the finish could be changed in the queue to obtain the beacons sooner. Ms. Cowie reported she had approximately three pages of notes concerning the site subcontractor from the September 21 meeting, and expressed major concern as to how the outstanding work will be completed in time using that subcontractor alone, given the remaining sewer work, Phase 2, and the gates. Ms. Kilgallen noted that the project has a construction manager, that responsibility ultimately rests with Turner, that additional support was hired specifically to oversee this subcontractor, and that the Committee should ensure the construction manager is doing what is needed to close out a number of overdue items.
7.00	Building Department & Fire Department Update	
I.	TCO Exclusions – Status of Open Rooms	LIFE SKILLS AND COOKING LAB: Turner reported the force required to operate the manual pull stations in both rooms has been corrected, and Turner is contacting Fire Marshal Dawson to arrange a re-inspection; once complete, the life skills room should be in good shape to turn over. The one remaining item in the cooking lab is a determination from the electrical inspector regarding GFI protection at the receptacles for the washer and the cord reels. KILN: the kiln remains on track to ship October 19, 2026, with completion targeted by the end of October. Turner confirmed it has directed the vendor to deliver the kiln to the vendor's shop rather than directly to site, as no exact delivery date has been given and personnel would be required to offload it, after which a Saturday will be coordinated for installation and hook-up, no later than October 31, 2026. Chairman Rossetti asked that a dedicated truck or carrier be used so that shipping does not add two or three weeks. Principal Healy confirmed that timing works. WOOD SHOP: the air compressor disconnect is being carried out this week, final tie-ins for the dust collector are being performed, and a final inspection by the electrical inspector and Fire Marshal Dawson will be scheduled later this week. Turner described all rooms other than the kiln as imminent, targeting the end of next week.
II.	Permanent Pump House and Fire Suppression Switchover – Status	Inspection of the temporary pump has been proceeding as anticipated with no issues to report. ASP-12 from SLAM, a proposal for third-party inspection of the permanent pump to confirm compliance with the design documents and NFPA requirements, appears later on the agenda for possible vote. See Item 11.II.
8.00	Construction & Schedule Update (Turner Construction)	
I.	Phase 1 – Indian Rock & Stanwich Road Sewer Work	JLL reported a productive meeting with DPW the previous day. Turner performed the additional test pits along the route proposed by DPW, and the results proved more favourable than the test pits performed on Indian Rock Lane, confirming that the alternate sewer route should be pursued. The design team examined the feasibility of a slight shift in the ball field and advanced the civil and landscape architecture design, which was presented to DPW; comments were received, primarily on the landscape drawings with minor comments on the civil, and DPW is generally supportive of the change and the proposed design. The team agreed to treat the civil and landscape scopes as two separate items, prioritising the civil scope, being installation of the sewer line, so as to get off the street and turn over the final Phase 2B parent drop-off area as quickly as possible. SLAM reported the team is awaiting the size of the equipment DPW will use to service the manhole by the backstop so that turning radii and grading around that area can be checked, which was the principal outstanding point. SLAM also noted that preservation of a handful of trees marked for protection along the property edge is being watched as the shifts, added hardscape, and grading adjustments bring work closer to them, and that if the original design commitments cannot be met, additional plantings will be provided on site as has been done elsewhere. A further DPW concern was that some of the new screening plantings may now sit too close to the widened access lane, requiring a design adjustment to address overgrowth in the event service to the manhole is required. Tighe & Bond was to be on site the same day to verify the construction of the existing manhole, which DPW indicated may be brick rather than precast, and to carry out a depth and size check at the manhole near the backstop, with Turner accommodating access. Updated drawings are expected back to DPW this week, followed by a short call, after which the design can be turned over to Turner for pricing. Ms. Cowie asked whether the cost of relining the existing pipe falls to the Committee; SLAM confirmed it does, explaining that DPW accepts the use of the existing pipe in lieu of new pipe in the road, but that depending on the condition revealed by the scoping, relining would be the condition of being allowed on the property. Ms. Kilgallen asked whether the widened access lanes, being additional impervious surface, affect the calculations and representations made to Planning & Zoning. SLAM confirmed Tighe & Bond has been monitoring the impervious coverage, that a buffer has always been carried for changes of this kind, that the recalculations have been done and the project remains within the commitments, and that the change is therefore a construction modification not triggering further Planning & Zoning review. JLL added that DPW confirmed with Planning & Zoning that this would be an administrative as-built change rather than requiring a return for approval. Ms. Kilgallen asked that the Town Planner be consulted as to whether a formal written communication is required to paper the file; SLAM confirmed the documents will be reissued with stamps in any event and agreed that reaching out is sensible. On schedule, Turner reported the original schedule showed turnover of the parent drop-off area around October 15 or 16, 2026, and that while everyone is pushing to hold that date, the turnover could be affected depending on when the final scope is released and the work can start. Ms. Kilgallen noted Election Day is approaching and that if CMS as a polling place would be affected, the Registrar should be advised. Principal Healy considered the available parking would likely still work as school is not in session that day, but noted that parents had taken time to understand that the cut-through to the parking lot is a driveway rather than a sidewalk, and that police presence or traffic direction would likely be needed to assist those unfamiliar with the campus. Chairman Rossetti confirmed the design team shares the urgency of getting plans to Turner, that a schedule update will be requested once the documents are issued, and that if any impact to Election Day emerges a plan will be developed with the Committee and Principal Healy.
II.	Phase 1 – Completion Items, Commissioning & Closeout	Colliers reported that testing of most of the mechanical, electrical, plumbing, and control systems is complete. The only outstanding system is the chillers, where a communication issue is being worked through between the controls parties; the window to naturally load the chillers may have been lost, but the pumping system can still be tested and the machines run for testing purposes, with a return during the next cooling season to observe actual loads. O&M documentation is being reviewed as received and the final commissioning package is being assembled. Approximately 55 to 57 controls-related issues remain with the controls contractor, and approximately 24 lighting and plumbing related issues, most of which are believed addressed but not yet verified on site. Asked what is of major concern, Colliers identified the boilers, where there is no redundancy: if a pump goes off the boiler continues to run, and if the master boiler is powered off the second boiler loses access to shared sensors and cannot function. Colliers also reported that during testing a number of filters were found loaded and some dislocated and drawn into the unit, and recommended reviewing the filter replacement schedule and considering more frequent replacement. Turner confirmed the filters have been replaced multiple times and a final replacement is being scheduled with the mechanical subcontractor, with a date to follow. On the boiler redundancy, SLAM reported CES was not on the call but is aware of the concerns, that the matter has been worked through by RFI, and that the last RFI response should have resolved the outstanding concern; Colliers indicated the issue it observed relates to redundancy and safety rather than the pump pressure capacity addressed by that RFI, and that the item currently sits with the controls contractor and the mechanical subcontractor in Facility Grid. SLAM asked that a coordination call be arranged between the subcontractor and the design team to work the issue through outside the Committee meeting. Ms. Kilgallen asked when the post-occupancy review should be held to confirm the building is operating as designed in terms of energy; Colliers advised approximately ten to eleven months into occupancy, combined with the pre-warranty-expiry walkthrough, and confirmed that May or June 2027 would be the right time, noting the first year's energy use intensity will be somewhat irregular as systems are programmed and set up but should track close to the design intent.

III.	Phase 2 (Demolition, Athletic Fields, Landscape, and Hardscape)	Turner reported the north-to-south portion of the building demolition is substantially complete and work is proceeding on the east-west portion toward the auditorium. The schedule shows demolition complete on October 13, 2026, and discussions with the demolition contractor suggest it may finish somewhat sooner, absent major weather impacts, placing full demolition completion of the existing school at the beginning of October. The Phase 2 parent drop-off remains scheduled for completion in mid-October, subject to the updated sewer plan. The site subcontractor is working behind the demolition contractor on dewatering and the start of backfill for the field installation. Pre-installation meetings are required over the next couple of weeks regarding the athletic field, and Turner will engage Town Parks and Recreation, who were involved in the selection of the new sod, so that all parties understand the construction sequence and the timing of the sod installation. Ms. Kilgallen recommended, based on experience on another project, that the schedule be made clear to Parks and Recreation now and positioned as notification rather than a request for approval, as past actions have affected other projects' schedules; Turner agreed to include a snippet of the updated schedule with the meeting invitation.
IV.	Building Utilities – MEP & Fire Protection Trainings	JLL reported it has been working with Turner and the facilities team to schedule the trainings, which are proceeding as expected. On the training recording waivers, red lines were received back from the manufacturers and have gone to the district's team to review the revisions with the attorney; the matter sits with the district and JLL will follow up.
V.	Building Utilities – Security Systems	JLL reported the district's head of security has declined the training, on the basis that the new Central Middle School operates under the same security system used across the district, the work being the addition of cameras and badge readers to an existing program his team knows how to operate, and the installing and programming vendor being the district's preferred vendor; that declination has been documented by email. The system itself is substantially complete with the exception of three outdoor cameras, which require fibre runs that are on order; the district's head of security is aware they are not yet operational and is content with the turnover position. Turner explained the contract drawings called for four-strand fibre with pre-terminated ends from the manufacturer, so the length could not be determined until the underground conduits were installed and measured, and that the four-strand fibre carried a sixteen-week lead time which the supplier did not disclose until late. A six-strand fibre, which is more robust, was substituted and ordered approximately a month ago, is expected within the next week or so, and should be installed within the next two to three weeks.
VI.	Building Utilities – Public Address & AV Systems	JLL reported the outdoor PA system has been louder than neighbours expected, and the team is working with the vendor to reduce the volume. In addition, open commissioning and programming items on the PA system required coordination with the AV vendor, including an issue with the installation between the smartboards and the PA system; a meeting was held with the vendor the previous week and a number of those issues appear resolved, with work continuing. Ms. Kilgallen noted her understanding that the external PA volume was within normal sound ranges and that the neighbour is simply unused to hearing it, and asked that it be made clear this is not a violation of the noise ordinance.
VII.	Roof – Water Intrusion & Manufacturer Inspection	In response to a question on water or leak issues over the weekend, Principal Healy reported a small amount of water in the gymnasium, which was not a major concern, did not come up from the bottom, and caused no noticeable damage; the earlier storm had produced no feedback despite heavier rainfall. Turner confirmed the gymnasium was the only area of which it was made aware, that its own review identified the same, and that the water is believed to be entering through one of the duct penetrations on the roof, which was investigated the previous day and will be rectified. Turner further reported a manufacturer's inspection of the roof was completed approximately three weeks ago, that the roofing contractor has performed its punch list of the roof, that documentation and photographs are being obtained, and that the final re-inspection of the roof is scheduled for October 9, 2026, to be coordinated with Principal Healy.
9.00	Design Items	
I.	Punchlist – Status	Turner reported 2,877 items in total, 97% complete, with 61 items in SLAM's court ready to be closed and 39 items in Turner's court requiring work. In response to a question from Ms. Kilgallen, it was confirmed the open items are mostly building interiors and do not include the site subcontractor. SLAM added that Tighe & Bond made an initial pass shortly before the TCO and added a handful of exterior site items, but that the project was not far enough along at that stage for a full exterior punch list; SLAM will begin exterior punch lists for building elements this week, and the same is assumed for the landscape and site contractors.
II.	FF&E – Day 2 Work Considerations	JLL reported it has been working closely with Principal Healy and has compiled a list of Day 2 requests received from teachers, scrubbed by Principal Healy and then escalated onto the list as formal requests. JLL will meet with the Committee officers this week to address items that do not require design team input, such as furniture orders and OT/PT room orders, and will bring any additional costs to the Committee for a possible vote. Ms. Kilgallen asked for an understanding from Principal Healy of whether there is budget within this fiscal year for additional adds, given the existence of separate operating and furniture budgets. Principal Healy explained that a number of items were value-managed out of the OT room because no programme was anticipated for it, and that the programme has since increased from zero to seven children, so the need for furniture and equipment in that room has increased sevenfold; he viewed this as an opportunity to replenish what had originally been intended. He confirmed that in his review with JLL he took certain items on internally as operational costs, giving the example of covers for the sound and lighting board in the auditorium, and that the process distinguished items originally in the project that should be reintroduced from later nice-to-have items the school would absorb. Chairman Rossetti asked whether there is any limitation on the Committee funding items on the school's list. Ms. Kilgallen confirmed the Committee is not violating anything, that it has discretion within its budget, and that whether to accommodate an item is the Committee's decision, noting the fact that items were in the original plan supports doing so. SLAM suggested the State's guidelines on what is reimbursable could further inform which items to pursue and which to set aside as deferred.
10.00	Invoices – Discussion & Possible Vote	
I.	Turner Construction Company – Application for Payment #31 – Period Ending 09/30/2026	Chairman Rossetti raised several queries on the application, which Turner addressed: a Home Depot charge of approximately $237 relates to lumber purchased for the temporary guardrail around the mechanical yard and will form part of a back charge to the site subcontractor; a charge of $1,280 for as-built survey work in the auditorium will be a back charge to the auditorium seating vendor; and a charge to an outside consultant relates to a firm contracted under an agreement of convenience to perform a tertiary review of the abatement documentation throughout the job and confirm the proper protocols are being followed, being that firm's only fee for the entirety of the work. Chairman Rossetti asked that Turner annotate such charges in future applications so their purpose is clear. He also asked that JLL work with Turner to provide clarity on the quantities and values of the holds and allowances remaining within the GMP, noting contingency is reflected at roughly $1,934,000 but the balance of holds and allowances is not clear; Turner confirmed its logs are updated on the last day of each month and will be sent to JLL. A roll call vote was taken, consistent with the Committee's practice for Turner invoices.
	Motion:	To approve Turner Construction Company Application for Payment #31 for the period ending 09/30/2026 in the amount of $1,655,153.52.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Roll Call Vote:	Unanimously approved, 6-0-0 | Absent: Caspi, Turner, Klair | Roll call: Fisher: Yes; Cowie: Yes; Chaney: Yes; Poccia: Yes; Kilgallen: Yes; Rossetti: Yes
11.00	Professional Team Update	
I.	AL-054-R1 – 09/24/2026 – Retainage Reduction, Multiple Subcontracts (7% to 5%)	JLL explained the approval letter reduces retainage across multiple subcontracts on which Turner had been holding 7%, being the State-required 5% plus an additional 2% understood to be required in connection with CHRO. Turner clarified that the 2% holdback was, at the time of bid and contracting, correctly understood to be in addition to the 5%, and that the State issued a revised letter of clarification dated July 1, 2026 providing that the 2% is to sit within the 5%, so that a subcontractor can only be reduced to 2% in total until its CHRO plan is fully approved. Asked how the reduction is resolved, JLL confirmed Turner will submit an invoice; Turner confirmed it intends to issue an interim payment application solely for the retainage reduction, ready for the October 13, 2026 Committee meeting, covering no other billings or changes, and that no further retainage issues arise under this approval letter.
	Motion:	To approve AL-054-R1 dated 09/24/2026 for retainage reduction across multiple subcontracts, reducing retainage from 7% to 5%.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Clare Kilgallen
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Turner, Klair
II.	ASP-12 – Additional Services, Third-Party Inspection of Permanent Fire Pump and Associated Fire Safety Elements (Phase 69) | $41,000.00	A proposal for additional services from Blackwater Services Group LLC for third-party inspection of the permanent fire pump and associated fire safety elements, to confirm compliance with the design documents and the applicable NFPA requirements. Inspections of the temporary fire pump have been performed as a requirement of the Fire Marshal, and final inspections of the permanent pump are to be performed in accordance with Turner's schedule. The contract is held by SLAM, as with the temporary fire pump inspections. JLL reported the anticipated cost report forecast $35,000 for this scope, so the proposal is slightly above the amount held but was anticipated and carried. Ms. Kilgallen asked that the amount be added to the appropriate bucket for the Committee's reporting on extra costs.
	Motion:	To approve ASP-12 for additional services for third-party inspection of the permanent fire pump and associated fire safety elements (Phase 69) in the amount of $41,000.00.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Peter Sampanaro
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Turner, Klair
III.	NOC-026-R0 – Scoping of Existing Sewer Line | $11,819.57	The agenda carried this item at a value to be determined in order to meet agenda posting requirements; the Notice of Change was received in time and was part of the Committee's packet, at a value of $11,819.57. The scope, requested by DPW, is to run a camera through the sewer line or lines beneath the ball fields to verify and evaluate the integrity of those lines and determine the extent, if any, to which they require relining, so that the sewer work can be completed on campus rather than in the street. Following the vote, Ms. Kilgallen asked why the work must be routed through the site subcontractor when it was not within its original scope, and asked that whoever can perform it soonest be engaged. Turner responded that it could approach another subcontractor, but that the site subcontractor makes the most sense as it must tie into this very sewer system, and that Turner's own contracting process would not be fast enough to engage the specialist contractor directly. Chairman Rossetti asked that the option be investigated while avoiding any ambiguity at the end of the job as to responsibility for the work, the inspection, and the resulting condition of the pipe, and noted the specialist contractor concerned is known to be responsive.
	Motion:	To approve NOC-026-R0 for scoping of the existing sewer line in the amount of $11,819.57.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Turner, Klair

IV.	Indoor Air Quality Testing	In response to comments received from the community regarding the abatement being performed nearby, JLL proposed indoor air quality testing within the school, taking air samples and testing for asbestos. No issues are anticipated: Langan has been performing air sampling along the construction fence line between the demolition site and the school and there have been no exceedances, meaning no asbestos has travelled to the sampling locations. The additional testing would provide further data points within the school to ease community concerns with formal data. No dollar value was presented because Langan's existing contract for air sampling and monitoring along the construction fence line can accommodate the additional samples, so the work would be incorporated within that existing contract. Principal Healy confirmed he is content with the testing being performed inside the building.
	Motion:	To proceed with indoor air quality testing within the school, to be performed by Langan under its existing contract.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Turner, Klair
V.	State School Construction Grant – Reimbursement Request #4	The amended submission was filed August 21, 2026 and a response is expected no later than November 1, 2026, in accordance with the State's stated turnaround time.
12.00	Committee / Working Group Reports	
I.	Regulatory Working Group (RWG)	Ms. Cowie attended the sewer meeting with DPW on the Committee's behalf, for which she was thanked. Ms. Kilgallen asked that advance notice of any further such meetings be given. Chairman Rossetti reiterated that members need not be voting members to participate in these meetings and encouraged attendance.
II.	Communications Working Group (CWG)	The group met with Chairman Rossetti and JLL to discuss the abatement fact sheet that was compiled. Thanks were extended to the project team consultants, JLL, and SLAM for their contributions.
III.	Design Review Committee (DRC) – Mortar Repointing	A meeting was held on site with SLAM, the masonry subcontractor, and Turner, following which there was clarity on what was required of the subcontractor. Turner reported the repointing took place over the weekend of September 19 and 20, 2026 and concluded on Tuesday, September 22, 2026. SLAM was on site the following Thursday and took an initial look to confirm workmanship and the extent of the remediation, but did not assess acceptability, as the mortar carries a seven-day cure time and was still in its wet phase. SLAM confirmed it appeared on its face that all the areas identified in the masonry deficiency field report had been covered, which was the principal concern with the previous attempt, and that a fuller evaluation of colour will be carried out on its next site visit this Thursday, by which point the work should have dried sufficiently.
13.00	New Business	None.
14.00	Next CMSBC Meeting	Tuesday, October 13, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid)
15.00	Adjourn	A motion to adjourn was made by Mr. Harry Fisher and seconded by Ms. Clare Kilgallen. The meeting was adjourned at 9:32 a.m.
	Motion:	To adjourn the meeting.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Clare Kilgallen
	Vote:	Unanimously approved by no objection, 6-0-0 | Absent: Caspi, Turner, Klair (departed)

FINAL **Prepared by:**

Christina Poccia, Secretary

Central Middle School Building Committee

