Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS	
Meeting Number	26-021
Purpose	Special Meeting
Meeting Date	9/8/26
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	Absent
Christina Poccia	Secretary, DRC Member	Present – Virtual
Tony Turner		Present – Virtual
Harry Fisher	BET Rep	Present – Virtual
Bob Chaney	BOE Rep, DRC Member	Present – Virtual
Joshua Caspi		Absent
Todd Klair		Present – Virtual
Stephanie Cowie	RTM Rep	Present – Virtual

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

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

Name	Town of Greenwich Officials	
Mark Dawson	Fire Marshal	Absent
John Vallerie	Building Department Official	Absent
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
David Oppizzi	JLL	Senior Project Manager	Present – In Person
John Munnick	JLL	Associate Project Manager	Present – In Person
Stephen Martocchio	SLAM	Associate Principal	Present – Virtual
Joe Phelan	Turner Construction	Senior Procurement Agent	Present – Virtual
Bill Leo	Turner Construction	Project Engineer	Present – Virtual

Agenda Item	Topic	Description
1.00	Call to Order	Chairman Joe Rossetti called the Special Meeting of the Central Middle School Building Committee to order at 8:01 a.m. and led the Pledge of Allegiance. As Secretary Poccia was unable to access her computer, JLL called the roll. Seven (7) voting members were present, constituting a quorum; Ms. Kilgallen was travelling and Mr. Caspi was not present. It was noted that the original webinar link for the meeting was incorrect and a revised link was issued at approximately 7:50 a.m. that morning; members were contacted directly by telephone to ensure they were able to join. Chairman Rossetti thanked members for their patience and for joining on short notice. The meeting was recorded.
2.00	Housekeeping / Adjustments	No housekeeping items or adjustments were raised. Chairman Rossetti confirmed with Mr. Fisher that the Committee may discuss the item and then take a motion if necessary, rather than requiring a motion in order to open discussion.
3.00	Discussion and Possible Vote | Notice of Change and Potential Additional Costs and Proposed Use of Allowances: NOC-025-R0, Indian Rock Lane Test Pit Investigation for Existing Rock Locations and Depths, dated 09-04-2026	
I.	Background & Purpose	JLL reported that the excavation on Indian Rock Lane has encountered rock at a shallow depth beneath the surface and to considerable depth, with two to three feet of rock already encountered, and that the rock appears to be thickening as the work proceeds westward and upward along the hillside. Advancement is taking longer than anticipated, and at the current pace the excavation would likely extend beyond what was originally contemplated, even allowing for the extension recently approved by the Board of Selectmen through the end of October 2026; no improvement in pace was seen after that approval was obtained. Turner's recommendation is to perform test pits along Indian Rock Lane to establish the depth of rock along the whole of the path, which will inform whether the sewer alignment should be shifted and what the best path forward is. The objective is to obtain that information quickly and at a cost-effective price so that informed decisions can be made.
II.	History of the Sewer Alignment	Chairman Rossetti briefed those members who may not be familiar with the history. During the design phase, in approximately 2022 or 2023, as the project was proceeding with the location of a variety of utilities, the Town asked that the sewer line be moved from its existing location on the campus, which runs broadly in a line from home plate on one of the fields toward first base, out into Indian Rock Lane, so that the Town would have better access to it and would not have to disrupt the new fields to address the line in the future. The line was moved into Indian Rock Lane in the design. It was not known at that time that there would be multiple feet of rock. Chairman Rossetti noted that if the line were left exactly where it is on site, a manhole would sit virtually on home plate, or within a couple of feet of it, which is not the desired outcome, and that an intermediate alignment may be an option. In the Zoom chat, Mr. Silver asked why home plate is not simply flipped to the other side of the field, and Mr. Fisher noted the sun lines and that a manhole cover is not wanted anywhere in the field.
III.	Scope & Cost of NOC-025-R0	The Notice of Change provides for exploratory excavation on approximately 50-foot centres, comprising fifteen test pits in total. The first eight lie within the proposed design path, so there is no wasted effort in performing them; the remaining seven would investigate a potential alternate alignment offset from the street, as shown in the diagrams within the NOC, with those locations to be confirmed with DPW and modified as that discussion directs. The GMP signed with Turner includes a $75,000 allowance for exploratory work of precisely this kind, and the request is for approval of $27,900 to be drawn down against that allowance, representing no change to the GMP. The GMP also includes an allowance for rock removal along Indian Rock Lane; the extent of that exposure will be better understood once the test pits are complete. The Committee was reminded that these are allowances within the GMP, and that if an allowance is exhausted, any additional cost could come from Owner's contingency; such additional cost is not specifically excluded from the GMP, either for the test pits or for the rock excavation. Chairman Rossetti noted that the eight pits within the design path represent roughly $15,000 to $17,000 of the total, and that the additional seven, at approximately $10,500, would not be spent if the first eight confirm that the project can proceed with the original design.

IV.	Discussion	Turner confirmed it had no further comments and that the summary presented covered the major points. Ms. Cowie asked whether there is a scenario in which the line is kept where it is with less destruction, expressed concern that considerable effort is being expended with little progress, and asked whether the Committee should instead move on to the Stanwich Road side; she also asked whether DPW had any insight into what would have been expected in Indian Rock Lane. Mr. Michel (DPW) explained that the principal reason for the relocation was that the sewer line runs through the field and structures were located where the proposed field is, which is not a safe or easy access point given that a sewer line must be accessible at all times; there had been initial concern about placing it in the grass area because large equipment is often required to reach manhole structures. He had not yet had the opportunity to speak with his sewer team about recent conversations, and recommended strongly that a discussion be held with them, if possible before the test pits are performed, so that pits are not dug in a location that would not be an acceptable alignment, which would be a futile task. JLL clarified for the Committee that the first eight test pits are within the proposed design path, so there is no wasted effort, and that the seven others would examine alternate locations identified by the design team, which would have to be worked through with Mr. Michel and his team. JLL explained that the matter came to light in the middle of the previous week and the Committee did not wish to wait a further week before the test pits could begin, and that excavation along the proposed path continues regardless, as it is required to establish the parent drop-off just off that intersection. If approval were received today, the test pits could proceed the following morning. JLL further noted that work on Indian Rock Lane is restricted in its hours of operation, and that an alternate location could extend the workday by three to four hours; even if rock were present in an alternate location, the extent may be less, the cost lower, and the schedule accelerated. Mr. Klair confirmed his understanding that the initial eight pits are on the path already being pursued and the seven are on a somewhat parallel alternate path, still outside the play field, which was confirmed. Mr. Turner recalled that when the matter was discussed with the Town, its rationale for the relocation included the fairly large equipment required to repair a sewer line, and recommended that if the first eight pits point the project away from the current alignment, DPW be asked to come out and weigh in on whether heavy equipment could access any option two location, in order to expedite matters. Turner and JLL agreed, noting the discussion on a potential relocation should begin now, in parallel with the initial eight test pits, rather than awaiting the results. Turner reported the test pits are anticipated to take approximately five working days, as work within Indian Rock Lane will permit only about two pits per day: each pit will be excavated, the rock located, and the pit then backfilled and the asphalt repaired, so that road plating is avoided. JLL confirmed it reached out to Mr. Michel's office the previous Friday, ahead of the holiday weekend, and will set up a call within the next day or so to discuss the alternate location, so that on completion of the eight pits the project is either aligned with the existing path or ready to proceed directly into the seven additional pits. Mr. Michel considered the approach reasonable and confirmed he has already passed the matter to his team for internal discussion in preparation for a meeting. Ms. Cowie asked whether the work could be abandoned after two or four test pits if rock is encountered. JLL responded that the plan is to complete all eight, because hammering is involved and it is possible that rock will not be encountered at the far end of the excavation, which would allow the excavation to be approached from more than one direction and give the project flexibility in deciding how to proceed. Chairman Rossetti noted that if a late pit revealed ten feet of vertical rock, the final pit would probably not be performed, and that the team would see how the work progresses.
	Motion:	To approve and perform exploratory test pits on Indian Rock Lane in the amount of $27,900.00, working with DPW through the process.
	Moved by:	Ms. Steph Cowie
	Seconded by:	Mr. Bob Chaney
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Kilgallen, Caspi
4.00	Adjourn	A motion to adjourn was made by Mr. Harry Fisher, there being no further business, and seconded by Mr. Bob Chaney. The meeting was adjourned at approximately 8:25 a.m.
	Motion:	To adjourn the meeting.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Mr. Bob Chaney
	Vote:	Unanimously approved by no objection, 7-0-0 | Absent: Kilgallen, Caspi



FINAL **Prepared by:**

Christina Poccia, Secretary

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