

Central Middle School Building Committee
Quarterly Report Covering July 11 – October 11, 2022
Report Date: October 18, 2022

The Central Middle School Building Committee (CMSBC) had its organizational meeting on July 11, 2022 to elect officers and set a standard meeting date. Beginning Aug. 2, 2022 it has met weekly at 8am at Havemeyer for a total of 12 meetings to date. The following is the list of Committee members and Committee role:

Voting Members

Christina Poccia	ChristinaCMSBC@gmail.com	315-525-7315	Secretary
Nisha Arora	nisha.arora@greenwichct.org	203 252 9596	BET rep
Joe Rossetti	joerossetti55@gmail.com	203.223.6412	
Laura Kostin	laura_kostin@greenwich.k12.ct.us	201-647-1014	BOE rep
Josh Caspi	josh@caspidevelopment.com	914-420-4008	
Greg Piccinino	gregcmsbuilding@gmail.com	917-282-6932	
Todd Klair	TKlair.cms@gmail.com	203-629-4853	
Tony Turner	tony.turner@greenwichct.org	203-554-6443	Chairman
Clare Lawler Kilgallen	ClareCMSBC@gmail.com	203-531-6080	Vice Chair

Ex-Officio Members

Dennis Yeskey	Dennis.yeskey@gmail.com		P&Z rep
Dan Watson	daniel_watson@greenwich.k12.ct.us		Dr. Toni Jones rep
John Vallerie	john.vallerie@greenwichct.org		DPW rep
Mike Spilo	mike@mspilo.com		RTM rep
Lauren Rabin	lauren.rabin@greenwichct.org		Board of Selectmen rep

Liaisons

Steph Cowie	StephCMSBC@gmail.com	203-921-5104	First Selectman's Advisory Committee for People with Disabilities
Tony Turner	tony.turner@greenwichct.org	203-554-6443	Board of Selectmen's Energy Management Advisory Committee

The committee will continue with its weekly meetings for the foreseeable future. Meeting agendas, related documents and minutes can be found on the Greenwich Public Schools website. The committee has organized into several sub-committees to expedite processes and share the workload.

As of the date of this report an Owner's Rep has been selected and agreement execution is pending. The company chosen as the Owner's Rep will be made public upon contract execution. After a competitive bidding process with proposals submitted by eight firms, the Building Committee has chosen Construction Solutions Group of East Hartford, CT as provider of Owner's Representative services. An Owner's Representative provides project management services representing the interests of the Owner

(the CMSBC) in managing the relationships with the design and construction teams and municipal authorities from design development through construction, move-in, and close-out. These services ensure that the quality of materials and workmanship are in accordance with design specifications and recognized quality standards. The Owner's Representative also manages the process of invoicing and payment, and preparation of submissions for state grant reimbursement.

The Committee approved additional soil strength testing by the Atane Group which was conducted in mid-August to early September; the report of the results was received in early October and can be found on the GPS website, Central Middle School Building Committee, related documents.

The following schedule represents the RFP issuance and selection timeline for Owner's Representative and Architectural Services adopted by the Committee and last revised on October 11. It is subject to possible change.

Architectural Services

8/26 Both RFPs posted on the website and invitations sent via email
9/8 Mandatory walk through of CMS by those will be responding to the RFP for architect
9/14 Questions from proposers are due to Eugene
9/21 Answers are due internally for Eugene to send answers on 9/23
9/23 Eugene sends answers to those that have sent in questions
9/29 Opening bid date
10/11 Approve the proposed scorecard from the sub-committee
10/18 Score and approve a short list of candidates for interviews; start reference checks
10/24 and 10/25 Candidate interviews Afternoons Starting at 4 pm - 7pm
11/1 Candidate interviews backup date or vote on finalist
11/9 Backup date for vote on finalist if needed
11/TBD Present recommendation for hire to Board of Education for approval
11/TBD Execute agreements for architect

The following is estimated timing for the project, as adopted by the committee, and for illustrative purposes only:

- Design: Jan 2023 (upon contract engagement with architect) - August 2023
- Town/State Funding Approvals: Jan 2023-Dec 2023
- Pre-Construction: Oct 2022-Jan 2024
- RFP for Construction Manager approximately Jan-Feb 2023
- Construction bidding/awards: Jan 2024-May 2024
- Construction: June 2024-Feb 2026 – CofO new building
- Board of Ed occupancy & FFE move-in: March 2026-July 2026
- Demolition of existing building and sitework completion: June 2026-Aug 2026

To date, no funds have been spent by the committee.

Respectfully submitted on behalf of the committee,

/s/ Tony Turner, Chairman