



Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS

Meeting Number	22-027
Purpose	Weekly Meeting
Meeting Date	12/20/2022
Meeting Time	8:00 AM
Location	290 Greenwich Ave - Board of Education Building - Havemeyer Board Room

Invitee	Committee Members	Virtual / In Person	Attendance
Chairman	Tony Turner	In Person	Present
Vice Chairman	Clare Lawler Kilgallen	In Person	Present
Secretary	Christina Poccia	Virtual	Present
	Todd Klair		Absent
	Greg Piccininno	In Person	Present
	Joe Rossetti	In Person	Present
	Josh Caspi	In Person	Present
BET Rep	Nisha Arora	Virtual	Present
BOE Rep	Laura Kostin	In Person	Present

Invitee	Ex-Officio Members	Virtual / In Person	Attendance
FSAC for People w/ Disabilities	Steph Cowie	Virtual	Present
BoS Rep	Lauren Rabin	Virtual	Present
RTM Rep	Mike Spilio	Virtual	Present
DPW rep	Michael Kiselak	Virtual	Present
Dr. Toni Jones rep	Daniel Watson	In Person	Present
P&Z rep	Dennis Yeskey	Virtual	Present

Invitee	Meeting Attendees	Virtual / In Person	Attendance
Owners Rep	Chris Cykley	In Person	Present
SLAM	Kemp Morhardt	Virtual	Present
CMS Principal	Tom Healy	Virtual	Present
Purchasing	Eugene Watts	In Person	Present

Agenda Item	Topic	Description
1.00	Call to Order	Motion to call the meeting to order 8:02am
2.00	Housekeeping	
3.00	Discussion and possible vote to approve the architect agreement final draft and approve agreement execution by the Chairman	This is with legal and will be on the agenda for the Jan 3rd meeting.
4.00	Discussion and possible vote on a proposal from CSG on environmental engineer	Proposal for environmental engineer have not been received for review. This will be tabled for the Jan 3rd meeting.
5.00	Discussion and possible vote on the final draft of the Construction Manager RFP	Ms. Laura Kostin moved to approve the RFP for Construction Manager, Mr. Greg Piccininno seconded.
5.01	Amendment to Motion	Mr. Mike Spilio noted section 4 sub section 1 of the RFP to be amended to include any government agencies.
5.01	Amendment to Motion	No objection.
5.03	Amendment to Motion	Mr. Mike Spilio noted section 4 sub section 1 of the RFP to be amended to include a bullet point to add "Financial statements for the past three years, preferably audited"
5.04	Amendment to Motion	No objection.
5.05	Amendment to Motion	Page 10 Section 5 sub-section 3, Ms. Nish Arora moved to amend the document to not include the dollar amount.
5.06	Amendment to Motion	Ms. Clare Kilgallen objected. Remaining members had no objection and the dollar amount has been stricken from document.
5.07	Construction Manager RFP	Clarification of option for contracting for construction was requested.
5.08	Cost Plus	Cost Plus does not lock the contractor into any cost, minimal motivation to make this minimal cost for the Town
5.09	Lump Sum	Lump sum GC could be less or could be more, but it puts the CMSBS as bargaining with the GC throughout the process.
5.10	Construction Manager at Risk	CMAR lays out all the cost and its open book. This will make the CM motivated to meet the number.
5.11	Vote	CMAR RFP vote to approve RFP as amended.

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| 5.12 | Vote | 8-0-0 Mr. Todd Klair absent from vote |
| 6.00 | Discussion and possible vote on the timeline for Construction Manager RFP Issuance and Selection | Ms. Clare Kilgallen moved to approve the timeline of Construction Manager RFP issuance and selection, Mr. Greg Piccininno seconded |
| 6.01 | Vote | 8-0-0 Mr. Todd Klair absent from vote |
| 6.03 | Scorecard Development/ Reference Check | Scorecard development/ reference check will be discussed at the Jan 3rd meeting. |
| 7.00 | Discussion and possible vote on the establishment of a communications sub-committee | If a sub-committee is requested at the next meeting we will discuss what the roles and responsibilities will be. |
| 7.01 | | Moved by Ms. Clare Kilgallen to establish a sub-committee, Mr. Greg Piccininno seconded. |
| 7.02 | Quarterly Report | Jan 11th the quarterly report is due. We should have this ready to review by Jan 3rd |
| 7.03 | Volunteers | Ms. Laura Kostin has volunteered to be apart of the committee. |
| 7.04 | Vote | 7-1-0 - Motion moves forward. |
| 8.00 | Pending Invoices | No pending invoices. |
| 9.00 | Minute Approvals | Team to disregard Sept minutes e-mail circulated in error. |
| 9.01 | Approval of minutes for Aug. 2, Nov. 15, Nov. 22, Nov. 29, and Dec. 6 | Not ready for approval. |
| 10.00 | Next Meetings | Ms. Clare Kilgallen moved to adjourn meeting 9:06 am Mr. Joe Rosetti seconded. |
| 10.01 | Vote | All in-favor - Unanimous - 8-0-0 |

Meeting Closed



Prepared by:

Christina Poccia, Secretary
Central Middle School Building Committee