

Central Middle School Building Committee

Meeting Minutes

FINAL



MEETING DETAILS

Meeting Number	25-058
Purpose	Special Meeting
Meeting Date	1/28/25
Meeting Time	8:00 AM
Location	Virtual

Name	Committee Members	Attendance
Joe Rossetti	(Chair), DRC Member	Present - virtual
Clare Lawler Kilgallen	(Vice Chair) Sub-Committee Communications Member, DRC Member	Present - virtual
Tony Turner		Present - virtual
Christina Poccia	(Secretary), DRC Member	Present - virtual
Harry Fisher	(BET Rep)	Present - virtual
Laura Kostin	(BOE Rep)	Present - virtual
Joshua Caspi		Present - virtual
Todd Klair		Present - virtual
Joe Kelly		Present - virtual

Name	Ex-Officio Members	Attendance
Dennis Yeskey	(P&Z)	Present - virtual
Dan Watson	(GPS)	Present - virtual
Michael Kiselak	(DPW)	Absent
Stephanie Cowie	(RTM)	Present - virtual
Lauren Rabin	(Board of Selectmen)	Absent
Thomas Healy	(CMS Principal)	Absent
Rachael Koven		Absent
Susan Rudolph		Absent
Warren Silver		Present - virtual

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - virtual
Jose Cardoso	JLL	Senior Project Manager	Present - virtual
John Munnick	JLL	Associate Project Manager	Present - virtual
Kemp Morhardt	SLAM	Principal	Absent
Stephen Martocchio	SLAM	Associate Principal	Present - virtual
James Hoagland	SLAM	Senior Associate	Absent
Henry Withers	SLAM	Senior Landscape Architect	Absent
Tim Klepps	Turner Construction	Project Executive	Present - virtual
Joe Phelan	Turner Construction	Senior Procurement Agent	Present - virtual
Chris Leavitt	Turner Construction	Estimator	Absent
Katie Wilkinson	Turner Construction	Procurement Manager	Present - virtual

Agenda Item	Topic	Description
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Agenda Item	Topic	Description
1.00	Call to Order	Mr. Joe Rossetti called to order on January 28, 2025 at 8:00 AM.
2.00	Housekeeping / Adjustments	No update
3.00	GMP – discussion and possible vote for approval	Project team presented the GMP amendment dated January 23, 2025. Key points of the GMP: <ul style="list-style-type: none"> > Includes a \$3.2 million allowance for masonry due to withdrawn bids > Turner to provide a construction schedule by the end of February 2025 > Builder's risk coverage through phase 2 (late 2026) > The proposed GMP price is \$93,587,800. > Shipman and Goodwin provided a summary of edits and changes related to the GMP (Guaranteed Maximum Price) <i>discussions over the past several weeks</i>
		Motion: To approve and execute Exhibit A dated 23 January 2025, the Guaranteed Maximum Price amendment between owner, Board of Education Town of Greenwich and the Construction Manager Turner Construction Company, with a guaranteed maximum price of \$93,587,800.
		Moved by: Ms. Laura Kostin
		Seconded by: Mr. Joe Kelly
		Vote: Approved 8-0-0
4.00	Bid Bond discussion and possible action	Issue: Two low bidders for masonry package withdrew bids. Discussion: <ul style="list-style-type: none"> > Considered pursuing compensation under bid bonds. > Attorney reviewed bids and case law; found technical challenges in pursuing bid bonds. > Recommendation to reject all bids and rebid masonry scope. Concerns: <ul style="list-style-type: none"> > Need to improve bidding procedures for future projects. > Whether to allow withdrawn bidders to participate in rebid. Next Steps: <ul style="list-style-type: none"> > 3-week rebid process anticipated > <u>Collaborate with GPS purchasing on proper procedures</u>
		Motion: To Reject all bids for bid package 11, Rebid bid package 11 (Masonry), and open up the bids to all qualified public bidders, including those that may have withdrawn their bids in the previous bid request.
		Moved by: Mr. Joe Rossetti
		Seconded by: Mr. Joe Kelly
		Vote: Approved 8-0-0
5.00	Building Committee meetings	The next Building Committee meeting is scheduled for February 4, 2025, 8:00 AM, at Havemeyer Building
6.00	Adjourn	
		Motion: To adjourn the meeting.
		Moved by: Ms. Clare Kilgallen
		Seconded by: Mr. Harry Fisher
		Vote: No formal vote. Meeting adjourned at 8:33 AM.
<hr/> Prepared by: Christina Poccia, Secretary Central Middle School Building Committee		